

## Rappahannock Station I & II Civil War Battlefield Master Plan



### Final Plan

Fauquier County Parks and Recreation Department  
and Department of Community Development

November 2012

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**Final Plan**

**Rappahannock Station I & II  
Civil War Battlefield Master Plan**

***Prepared for***



Fauquier County Parks and Recreation Department and  
Department of Community Development

***Prepared by***



Lardner/Klein Landscape Architects, P.C.

In association with  
Compass Interpretive Planning and Jennings Gap Partnership

November 2012

The Fauquier County Park and Recreation Board unanimously approved the Rappahannock Station I & II Civil War Battlefield Master Plan at its regular monthly meeting on November 7, 2012.

# Acknowledgements

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Virginia Tourism Council  
Friends of the Rappahannock  
Town of Remington  
Civil War Preservation Trust  
Journey Through Hallowed Ground  
Fredericksburg Battlefield  
Fauquier County Economic Development  
Tourism Civil War Trails Program

# Table of Contents

<b>I. Introduction</b>	<b>1</b>
A. Purpose of the Plan	1
B. Process	2
C. Historical Context	6
D. Park Management Issues and Considerations	8
<b>II. Existing Conditions</b>	<b>11</b>
A. Location	11
B. Site Description	13
C. Planning Context (Fauquier County and Town of Remington)	15
D. Cultural Resources	15
E. Natural Resources	17
<b>III. Conceptual Alternatives</b>	<b>25</b>
A. Introduction to Scenarios	25
B. Vehicle Access and Parking	25
C. Pedestrian and Bicycle Access	28
D. River Access	29
E. Scenarios	33
<b>IV. Interpretive Opportunities</b>	<b>41</b>
A. Significance and Stories	41
B. Audiences	43
C. Interpretation Recommendations	44
<b>V. Management</b>	<b>47</b>
A. Managing and Shaping the Context of the Site	47
B. Managing Park Visitation	47
<b>VI. Implementation and Phasing</b>	<b>51</b>
A. Establishment Phase: Opening the Park to the Public	51
B. Development Phase: Enhancing the Visitor Experience	52
C. Sustaining Phase: Maintaining the Integrity of the Visitor Experience	53
D. Potential Partnerships in Action	54
<b>References</b>	<b>57</b>

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# I. Introduction

Known as the “Dare Mark Line,” the Rappahannock River saw more Civil War battles than any other river in the country. At the epicenter of the military action that ravaged the Upper Rappahannock River Valley was the modest village of Rappahannock Station (now the Town of Remington), strategically located where the vital Orange and Alexandria Railroad crossed the river. In August 1862, Union and Confederate troops clashed in an inconclusive battle at Rappahannock Station—but in November 1863, the two sides met again at Rappahannock Station in a battle that, this time, resulted in a critical Union victory. Staging an unexpected evening attack, Union soldiers charged a strong Confederate fortification, capturing more than 1,600 Confederate soldiers (USDI, NPS ABPP).

As present-day drivers cross over the Fauquier/Culpeper county line on US 29/15 or paddlers drift along the Rappahannock River, they may not be attuned to the significance of the landscape through which they are traveling. Fortunately, with the acquisition of a 26-acre property (proposed park) on the northern bank of the river adjacent to the Town of Remington, Virginia, Fauquier County has a unique opportunity to showcase the river – whose, according to General Fitzhugh Lee, “clear surface was crimsoned by the blood of heroes” – and preserve a precious, and largely unaltered, Civil War landscape. The proposed park will recount the story of the battles that occurred there, while offering access to the Rappahannock River, a State Scenic River with significant historical, ecological and recreational value.

The proposed park was donated by the developer to preserve the historical value and recreational opportunity that this site offers the County. In response to local concerns about the development proposal to construct 80 homes on the site, Fauquier County, with funding assistance from the Virginia Land Conservation Fund (VLCF) and the federal Land and Water Conservation Fund (NPS), along with support from the American Battlefield Protection Program and the Piedmont Environmental Council, acquired several of the buildable lots that were located on the highest portion of the site where some of the most significant Civil War action occurred. These properties have subsequently been placed under a conservation easement held by the Virginia Department of Historic Resources (VDHR) and the Piedmont Environmental Council. A Phase One Archaeological Evaluation has been completed through the public acquisition process.

With funding from a grant provided by the American Battlefield Protection Program, a division of the National Park Service, the Fauquier County Department of Parks and Recreation and its community partners are taking the next steps in developing this interpretive park master plan and conceptual park site plan (the master plan).

## A. Purpose of the Plan

The purpose of the master plan is to identify a set of phased actions necessary to interpret, protect, and enhance the multi-faceted layers of history found at the proposed park at Rappahannock Station and its immediate context, while providing river access in



a historically and environmentally sensitive manner. Through the planning process, the County has involved and educated the park's neighbors, County residents, and potential park and river user groups, in an effort to increase awareness of the ecological and historical significance of the site. The resulting plan is one that seeks to balance historical, environmental, economic, and community needs and issues.

Although there is no available funding for park construction at this time, moving forward with a conceptual park master plan affords the County a better position to obtain potential construction funds from a wider array of organizations. The planning process has helped to mobilize the local community, environmental organizations, and local businesses that have long awaited a river access-park that can capitalize on the synergy created from Remington's historic downtown and the Rappahannock River as a regional environmental, historical, and recreational resource.

## B. Process

The master plan process began with a collection and review of background data and relevant materials in order to identify existing conditions, as well as opportunities and constraints to the successful planning and management of the site. Through document review and analysis, as well as collaboration with community partners, preliminary conceptual alternatives were developed around anticipated levels of visitor use. Community involvement has played an integral role throughout each step of the development of the plan and conceptual alternatives, particularly in the formation of an advisory committee.

### Community Involvement



Figure 1 - Advisory committee site visit

In order to develop a plan that would provide recreational access to the site while respecting its historic and ecological significance, an advisory committee was formed (Figure 1). In establishing this committee, Fauquier County's Department of Parks and Recreation and Department of Community Development reached out to its partners (see full list of partners below) to form an advisory committee as a means of gathering input from a broad cross section of the community and potential users of the proposed park. The planning process balanced input from a full range of interest groups and individuals, including park neighbors, as a means of identifying common goals and devising a plan that builds upon those common goals.

The collaborative planning effort began with a kick-off meeting and tour of the proposed park with the advisory committee. In order to facilitate development of the plan, four advisory committee meetings that followed were organized by topics or issues to be addressed in the plan, which included:

- Advisory Committee Meeting 1: Site Tour/Goals
- Advisory Committee Meeting 2: Interpretive Work Session
- Advisory Committee Meeting 3: Preservation and Management Work Session
- Advisory Committee Meeting 4: Review of Preferred Plan

A river tour was conducted with advisory committee members. In addition, a public workshop was held to provide the general public with an opportunity to participate in the



planning effort to review the proposed draft plan and provide input in how to make it a better plan.

## Potential Partners and Stakeholders

The proposed park at Rappahannock Station has many supporters, potential partners and stakeholders. The following is a list of organizations that either participated in the planning process as part of the park advisory committee (indicated with an \*), or are potential partners for interpretive or educational programming, with thematic links and a common visitor base.

### **Afro-American Historical Association of Fauquier County**

The association fosters the historical and genealogical heritage of Afro-Americans in Fauquier County, Virginia, by research, restoration, and preservation. It reveals places, structures, scenic views, events, family ancestry and other information as it pertains to the historic and cultural value of Fauquier County, Virginia, and it catalogues, indexes, and displays in a professional manner the historical collection and holdings of the Afro-American Historical Association.

### **Brandy Station Foundation\***

A non-profit organization dedicated to preserving the natural and historic resources of the Brandy Station area of Culpeper County, Virginia. While the foundation focus is toward the Civil War history of the Brandy Station vicinity, efforts are not limited to that time period or by any geographic boundaries.

### **Buckland Preservation Society\***

The Buckland Preservation Society was formed as a non-profit organization for the purpose of "conducting a state-of-the-art, interdisciplinary investigation of the archaeology, architecture, industrialization, transportation, cultural landscape, and historical record of the Town of Buckland as well as the earlier Manohoac Indian Settlement that was located on this site along the Susquehanna Plain Path (Old Carolina Road) on Broad Run." Coordination and support between the two related efforts is desirable and encouraged through the Journey Through Hallowed Ground Partnership.

### **Civil War Preservation Trust\***

The Civil War Trust is America's largest non-profit organization devoted to the preservation of endangered Civil War battlefields. The Trust also promotes educational programs and heritage tourism initiatives to inform the public of the war's history and the fundamental conflicts that sparked it.

### **Civil War Roundtable - Fredericksburg**

The organization was formed in 1957 to further stimulate interest in the military history of the United States, particularly with reference to the Civil War.

### **Citizens for Fauquier County**

Citizens for Fauquier County is a non-partisan, non-profit organization whose mission is to preserve the natural, historic, and agricultural resources of Fauquier County and to protect the county's unique quality of life through education and leadership.

### **Fauquier County Boards, Commissions, and Departments**

As owner of the proposed park, Fauquier County's related boards and commissions have been actively involved in the development of the plan and are committed to continued involvement in its implementation including:

- Fauquier County Board of Supervisors\*
- Fauquier County Department of Parks and Recreation\*
- Fauquier County Community Development\*
- Fauquier County Department of Economic Development & Tourism\*
- Fauquier County Planning Commission\*

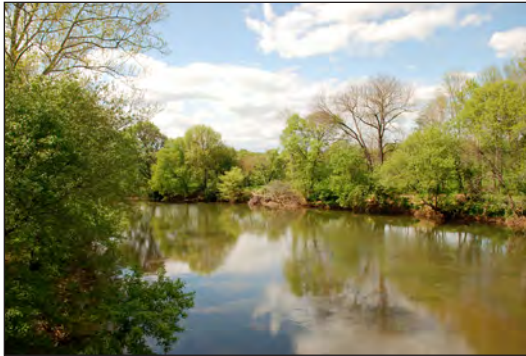


Figure 2 - View of the Rappahannock River

### **Fauquier County Public Schools**

Future use of the proposed park by County schools is a desirable outcome and an important part of the park's vision. The proposed park would serve as a valuable learning tool for schools through field trips and interactive experiences.

### **Friends of the Rappahannock\***

A non-profit, grassroots conservation organization with members from all walks of life, whose common goal is to maintain the water quality and scenic beauty of the Rappahannock River and its tributaries. The group works with a wide variety of stakeholders, from local governments to elementary students, to educate about the river and to advocate for actions and policies that will protect and restore the values that make the Rappahannock River so special.

### **Friends of the Wilderness Battlefield**

Friends of the Wilderness Battlefield assists the Fredericksburg and Spotsylvania National Military Park (FRSP) in its efforts to preserve the Wilderness Battlefield in Spotsylvania and Orange Counties. The Friends provide advocacy, educational programs, and service projects for the battlefield.

### **Journey Through Hallowed Ground Partnership\***

A non-profit organization dedicated to raising national awareness of the unparalleled history in the region, which generally follows the Old Carolina Road (Rt. 15/231) from Gettysburg, through Maryland, to Monticello in Albemarle County, Virginia. The JTHG Partnership offers educational programs that may want to use the site as part of its ongoing activities. In addition, the JTHG Partnership is actively involved in enhancement projects that may benefit the site including the Legacy Planting Project and its ongoing wayfinding and signage program.

### **Mosby Heritage Area Association**

Via "Preservation through Education" the association educates about the history and advocates for the preservation of the extraordinary history, culture, and scenery in the Northern Virginia Piedmont for future generations to enjoy.

**National Park Service/Fredericksburg and Spotsylvania National Military Park\***

In addition to the American Battlefields Protection Program, the National Park Service manages the Fredericksburg and Spotsylvania NMP and offers interpretive programming associated with the region's civil war heritage. The purpose of the park is to preserve, maintain, protect, and provide access to the cultural and natural resources of the Civil War battlefields of Fredericksburg, Chancellorsville, Wilderness, and Spotsylvania Court House and associated sites and to interpret and commemorate them in the larger context of the Civil War and American history for the benefit and education of visitors and the general public.

**Piedmont Environmental Council\***

An organization that safeguards the landscapes, communities and heritage of the Piedmont by involving citizens in public policy and land conservation. In addition to monitoring the conservation easement, PEC provided support for the acquisition of parcels to improve access to the site and will be an important partner in helping to preserve the proposed park's context.

**Rappahannock-Rapidan Regional Commission\***

One of 21 regional commissions chartered by the Commonwealth of Virginia, provides professional planning and technical resources, a concerted approach to regional cooperation, planning assistance with program delivery, and a forum for the interaction of appointed and elected local government officials and citizen members. Of particular note are the efforts to coordinate bicycle, pedestrian and other types of trails in the region.



Figure 3 - View of the Rappahannock River in Winter

**Rappahannock River Basin Commission**

A commission that provides guidance for the stewardship and enhancement of the water quality and natural resources of the Rappahannock River Basin.

**Remington Community Partnership\***

The sole purpose of the partnership is to receive contributions, grant funding, and to make expenditures, directly or indirectly, to restore the historical and cultural charm of Remington, Virginia, by providing charitable and educational programs for the public and by preserving buildings having special historical or architectural significance and opening them to the public. The RCP is particularly interested in integrating the proposed park into its ongoing efforts to increase heritage tourism in the Town of Remington.

**Society for the Preservation of Culpeper History**

Society for the Preservation of Culpeper History is a non-profit literary, educational, and charitable organization with the purpose "to support projects and publications that research, record, and disseminate the history of Culpeper County, Virginia and subjects related thereto."

**Southern Fauquier Historical Society\***

Southern Fauquier Historical Society, Inc. is a group of everyday people joined together for the purpose of documentation, preservation, and education of future generations on the history, culture, and growth of Fauquier County and the surrounding

areas. Not limited to one period of time, culture, or interest, the group promotes the belief that a community's history is an integrated fabric of both physical and social elements embracing all social, cultural, and ethnic groups woven together through a series of events. The factual presentation of these events without censorship or revisionism is critical to preserving our heritage.

### Town of Remington\*

Remington town departments are governed by the Remington Town Council. The departments include Streets, Water, Wastewater, Police, Parks, Town Manager and Cemetery. The Fire Department is governed by a Building Services Board made up of all 5 town council members, and representatives from the townships that the fire department serve.

### Virginia Civil War Trails

The Civil War Trails program has installed more than 1,000 interpretive markers at Civil War sites in Virginia, Maryland, Tennessee, West Virginia and North Carolina, and created driving tours and a series of regional brochures following major campaigns.

### Virginia Department of Environmental Quality\*

Access to the Rappahannock River will require water quality permits to ensure that any modifications made meet the requirements of federal and state laws.

### Virginia Department of Game and Inland Fisheries\*

The mission of the Virginia Department of Game and Inland Fisheries includes the management of Virginia's wildlife and inland fisheries and to provide opportunities for all to enjoy wildlife, inland fish, boating and related outdoor recreation. VDGIF is interested in the site as an opportunity to provide access and educate the public about fish and wildlife resources.

### Virginia Department of Historic Resources

Virginia Department of Historic Resources is the State Historic Preservation Office, and a part holder of the conservation easement. Its mission is to foster, encourage, and support the stewardship of Virginia's significant historic architectural, archaeological, and cultural resources.

## C. Historical Context

The site is rich in historic events, from Native American settlement, followed by Euro-American settlement, and the notable events of the Civil War, as well as post-war recovery events.



Figure 4 - Sketch of Affairs at Rappahannock Station, March 28, 1862

(courtesy of digitalcollections.baylor.edu, Atlas to accompany the official records of the Union and Confederate armies: House miscellaneous documents. Vol. 40, pt. 2)

## The Rappahannock River

In the 18th century, until the construction of the Orange & Alexandria Railroad, the Rappahannock River served as a major shipping artery for tobacco, salted fish, iron ore, and grains (Virginia Department of Game and Inland Fisheries).



The river, as well as the land on both sides of the river, played a significant role throughout the Civil War. The river has been referred to as the waterway that is the “sum of all things that renders the surrounding historic landscape so uniquely significant” (Hall, 2011). This is primarily due to the river forming a distinctive east-west line, which served as a formidable defensive feature and as a natural military barrier difficult to cross for offensive forces.

## Native Peoples

The prehistoric cultural sequence of Virginia’s eastern Piedmont parallels that of the other areas of Virginia and the Middle Atlantic Region. It is generally broken into three periods, Paleoindian (13,000–10,000 B.P.), Archaic (10,000–3,200 B.P.) and Woodland (3,200–400 B.P.).

The name of the river is Algonquian in origin (Iappihanne or as-toppehannock) meaning “river of quick, rising water” or “where the tide ebbs and flows.” Several Siouan-speaking groups occupied Piedmont Virginia during the late prehistoric and contact periods. Prior to European interest in Fauquier County, the Iroquois Nation controlled the central Piedmont of Virginia and Maryland, using north-south trails for raids into North Carolina.

## Euro-American Settlement

By the first half of the 19th century, farms in the watershed produced a variety of crops including corn, wheat, oats, and tobacco. Like most southern counties, regional farmers used enslaved workers as their primary labor force. Raw goods mills dotted the countryside. A system of roads and later a canal along the river developed to ship produce and raw materials to market (Schamel-González, et al., 2009).

## The Civil War

Fauquier County was greatly impacted by the Civil War. Beginning in 1862, the vicinity of the proposed park became the site of some of the fiercest fighting during the Civil War. The area was a crossroads for conflict due in large part to the location of the Orange and Alexandria Railroad that connected Washington, D.C. and Richmond, and several roads with river fords. These resources were crucial to both armies, leading to occupation on both sides of the river. The general topography and landscape features of the battle sites along with vestiges of earthworks and the ruins of bridges and mills remain.

The site is located in part of both the first and second Battles of Rappahannock Station and the Battle of Brandy Station. Between the spring of 1862 and the fall of 1863, several battles took place within the project vicinity. The First Battle of Rappahannock Station took place from August 22–25, 1862, followed by the Battle of Kelly’s Ford (March 17, 1863) and the Battle of Brandy Station (June 9, 1863).

### *Did the Rappahannock River matter in the Civil War?*

General Fitzhugh Lee asserted in an 1879 speech: “every country boasts its beautiful river. In France, the Seine...in England, the Thames...in Germany, the castle-lined Rhine.” General Lee continued, “In America, the Hudson, the Potomac, and the Father of Waters; and yet their beauty and sublimity do not equal the Rappahannock...over which thousands of armed men crossed, and whose clear surface was crimsoned by the blood of heroes wrestling for supremacy along its banks.”

While General Lee’s assertion that the Rappahannock River is without peer might simply offer Old Dominion hyperbole, it is an indisputable fact that more pitched infantry, artillery and cavalry battles were fought along the Rappahannock than any other river in this country. Throughout the American Civil War, contending armies massed along the Rappahannock from the Blue Ridge to the Chesapeake, with Fauquier and Culpeper counties situated on opposite banks—and with both colonial era counties ensconced squarely within the bloody vortex of threshold military campaigns.

The epicenter of this four-year drama in the Upper Rappahannock River Valley was the modest village of Rappahannock Station. It is undoubtedly the case that no town of its size witnessed the passage of more troops, more often—simply because the strategically vital Orange and Alexandria Railroad crossed the river at this trailhead, Upper Rappahannock River Front: The Dare Mark Line (Hall, 2011).



Figure 5 - The camp barber taking a shave

(courtesy of Library of Congress, created by Edwin Forbes, 1839 - 1895)

During the First Battle of Rappahannock Station, the two armies fought a series of minor actions along the Rappahannock River, including Waterloo Bridge, Lee Springs, Freeman's Ford, and Sulphur Springs, resulting in a few hundred casualties (<http://www.nps.gov/hps/abpp/battles/va023.htm>). During the Second Battle of Rappahannock Station, the unusual evening Union attack - across land now included in the proposed park - drove Confederate defenders across the river (three Union soldiers won the Medal of Honor). Following the battle, the Army of Northern Virginia withdrew, never to cross the Rappahannock again, and the Union army established a winter camp along the river. The loss of the Battle of Rappahannock Station was the most substantial loss Robert E. Lee's army had suffered to date. By the end of the war, Fauquier County was ultimately destroyed (Schamel-Gonzalez et al, 2008).

For a more complete discussion of the Civil War History, please see Appendix 1, Upper Rappahannock River Front: The Dare Mark Line, by Clark Hall.

### Post-war Recovery

During the war, the armies burned bridges and farms, destroyed crops, and requisitioned livestock. Photos of the landscape show a devastated environment nearly devoid of trees. Enslaved laborers fled to Union lines and freedom.

The railroad became operational again in September 1865, and by 1870 the agricultural output of Fauquier County exceeded prewar harvests, particularly in wheat and corn. Dairy and horse breeding expanded, new roads connected the county to markets, and agriculture once again became the economic backbone of the county (<http://www.remingtonva.org/civilwar.html>).

### 20th Century Growth and 21<sup>st</sup> Century Stewardship

Today, much of the civil war era landscape is still visible but many of the farming practices have changed and intensified. The metropolitan growth of the Washington, DC area has reached out to Remington and Culpeper. In response, local governments and environmental organizations have made considerable strides in preserving farm and forest land and in protecting the water quality of the Rappahannock River. This renewed stewardship effort, coupled with increased interest in heritage and nature-based tourism has provided a different vision for the Piedmont region in general and the proposed park at Remington Station in particular.

## D. Park Management Issues and Considerations

An initial set of management issues and concerns was identified by Fauquier County staff and by members of the Advisory Committee at its initial meeting in January of 2011. Concerns were also discussed as part of an initial park site visit prior to the committee meeting and again in late June of 2011 on a follow-up site visit to examine river access issues in more detail.

### Program Elements

- Passive uses appropriate to the historic quality of the site should be the primary program.
- The nearby elementary school provides opportunities for more active uses, so it is not necessary, nor desirable, to accommodate active uses on this site.

- River access is important, as this site is the only place in the County where such access is now available.
- Incorporating stormwater management and riverbank erosion control into the design of the water access point is a potential opportunity.
- Funds are available from Virginia Department of Game and Inland Fisheries for water access.
- Hand carry access (such as for canoes and kayaks) typically do not require much in the way of access facilities.



Figure 6 - Steep bank conditions constrain river access

### Adjacent Land Use, Conservation, and Regional Context

- The plans of the adjacent owner across the River need to be considered and addressed in the plan.
- The plan should consider opportunities to tie in to Commonwealth of Virginia's Department of Conservation and Recreation (DCR) conservation priorities and related programs as part of the next update of the Virginia Outdoors Plan.
- The proposed park will play an important role in providing opportunities for interpretation of the role that the Rappahannock River played in the outcome of the Civil War.
- The proposed park will play an important role in the region's efforts to promote heritage- and nature-based tourism along with the Town of Remington and Fauquier County's active efforts to capture those opportunities by participating in the Journey Through Hallowed Ground, Civil War Trails, and in promoting bicycling, kayaking, bed and breakfasts and other heritage and nature-based tourism supported businesses.
- Connectivity with nearby battlefields is important, as well as trails into town to make the most out of the heritage- and nature based tourism opportunities.
- The river plays an important role for wildlife habitat. The area is an Important Bird Area managed for grassland songbirds and the proposed park would make a logical site to be included in the Birding and Wildlife Trail; the site is a good candidate for warm-season grasses and meadow management for the benefit of wildlife.

### Park Access and Potential Linkages and Connections

- Opportunities were identified for connecting with the nearby VRE commuter lot on southbound US Route 29 – perhaps to accommodate additional parking.
- The planned multi-use trail connection into Remington will also be important for reducing demand for vehicular access.
- Acquisition of the adjacent Development Parcel will provide more capacity for on-site parking while reducing the impacts that such access would have on the Civil War era resources and interpretation.
- VDOT has plans to replace the Business Route 29 bridge with a similar truss bridge, which could be a good opportunity to improve pedestrian and river access. It was noted that the marks on the bridge need to be preserved (river lore for kayakers).

### Interpretation

- Respect for the site and interpretation of history should guide the use of the site and its hallowed ground. Other layers of history could be told at the site including Native American history, African American history, natural heritage, and river heritage. There is also significant documentation of the slave movement from Culpeper to Fauquier that could be told here.



- The high ground on the eastern end of the site is best for interpretation (most activity during the Civil War), and it is also furthest from the noise of Route 29.
- The site of a second pontoon bridge is rumored and would be good to incorporate into the interpretation for the proposed park pending more documentation of its presence.

### Park Management

- Law enforcement issues should be incorporated into the design, including the importance of selecting a site for non-motorized water access that has good visibility from nearby roads. The western end of the site (upstream) would have better visibility and better river access conditions.
  - Law enforcement involvement is also needed to safeguard potential archaeological sites from trespassing and looting.
  - There is a deficiency of swimming areas in the region and the demand for this use will need to be addressed.
  - Interest in more active interpretation, such as reenactments are a management concern. As an example, the National Park Service does not permit reenactments on park properties. Reenactments usually occur in nearby towns or non-historic properties more able to withstand the crowds.
  - Control of park use after hours is a concern of adjoining neighbors and some form of access control will be needed.



Figure 7 - Existing access drive has been gated to control access until such time as the proposed park is ready for public use

### Implementation

- The acquisition of the adjacent Development Parcel is critical to the establishment of a high quality interpretive experience and to being respectful of the Civil War era significance of the site.
- The proposed park itself could be used as an opportunity to kick-off future funding opportunities associated with the 150<sup>th</sup> anniversary and an opportunity for promoting the preservation and interpretation of the site along with the need for acquisition of the Development Parcel.
- The community did a design charrette several years ago indicating a trail around the perimeter with interpretation of Civil War era stories; a commemorative marker was proposed that would be flush with the ground and include a map of the battlefield.
- An obelisk might be available to locate on the proposed park as a temporary monument and then moved to the Town cemetery once a permanent monument is constructed.

## II. Existing Conditions

This chapter describes the natural and cultural conditions of the proposed park and the current regional context that influences the use and management of the park.

### A. Location

The proposed park is located on the northern bank of the Rappahannock River in Remington, Virginia, approximately 0.5 miles southwest of downtown Remington. The Rappahannock River serves as the border between Fauquier and Culpeper counties, and is designated a State Scenic River. The site is situated on elevated terraces and flood plain areas of the Rappahannock River, with the majority of the property within the river's 100-year floodplain (Figure 8 - Flood-prone conditions on page 11).

Formerly known as Rappahannock Station, the town of Remington is strategically located at the river crossing of the Orange and Alexandria Railroad (now Norfolk Southern Railway), a critical junction during the Civil War. The 26-acre site sits within the core areas of the Rappahannock I and II Battlefields, as defined by the American Battlefields Protection Program (ABPP), shown on Figure 9 - Core and study areas for nearby battlefields (ABPP) on page 12). Today it is immersed between US 29/15 and US Business 29/15, with access to the site available from US Business 29/15.

### Description of Adjacent Land Uses

The proposed park is roughly shaped like a right triangle. US Route 29/15 forms the western leg of the triangle while the Rappahannock River flows along its longest edge to

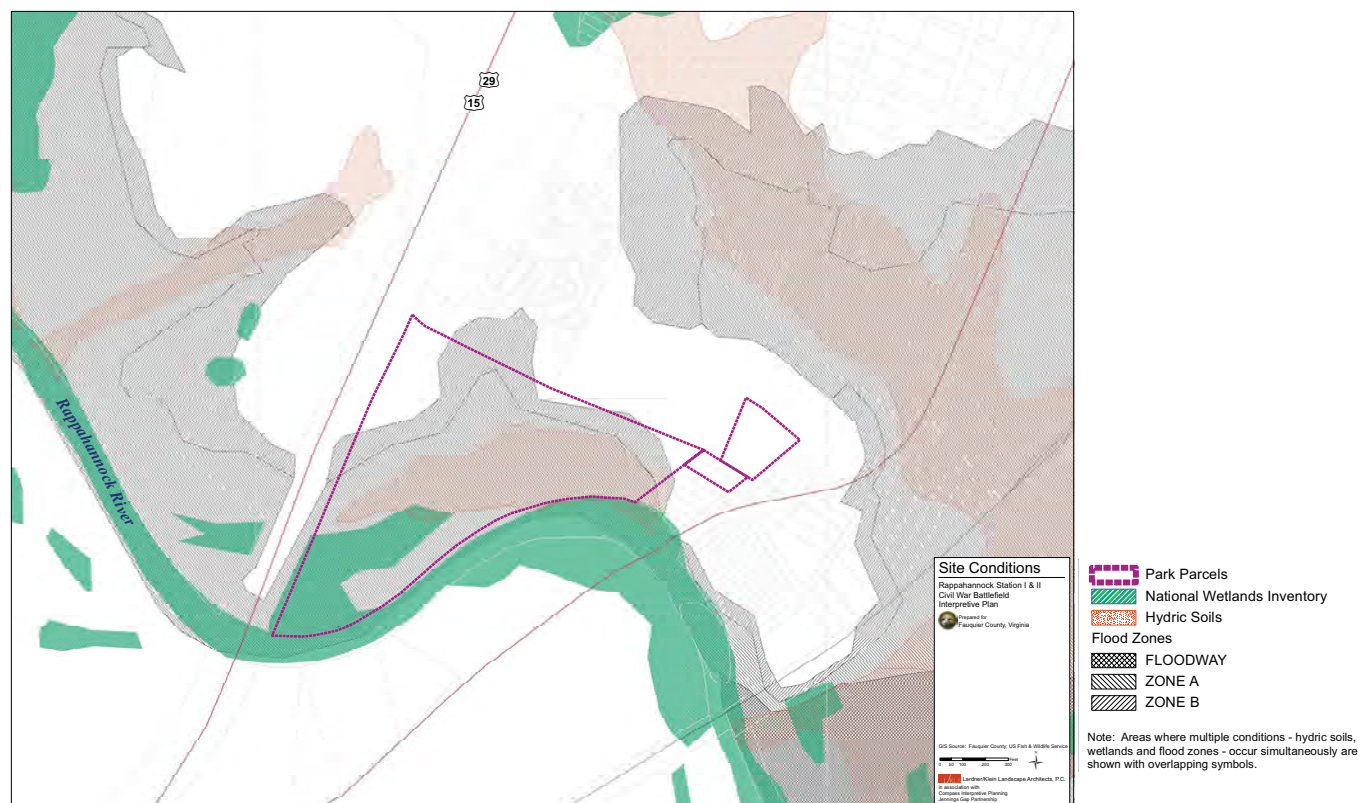


Figure 8 - Flood-prone conditions



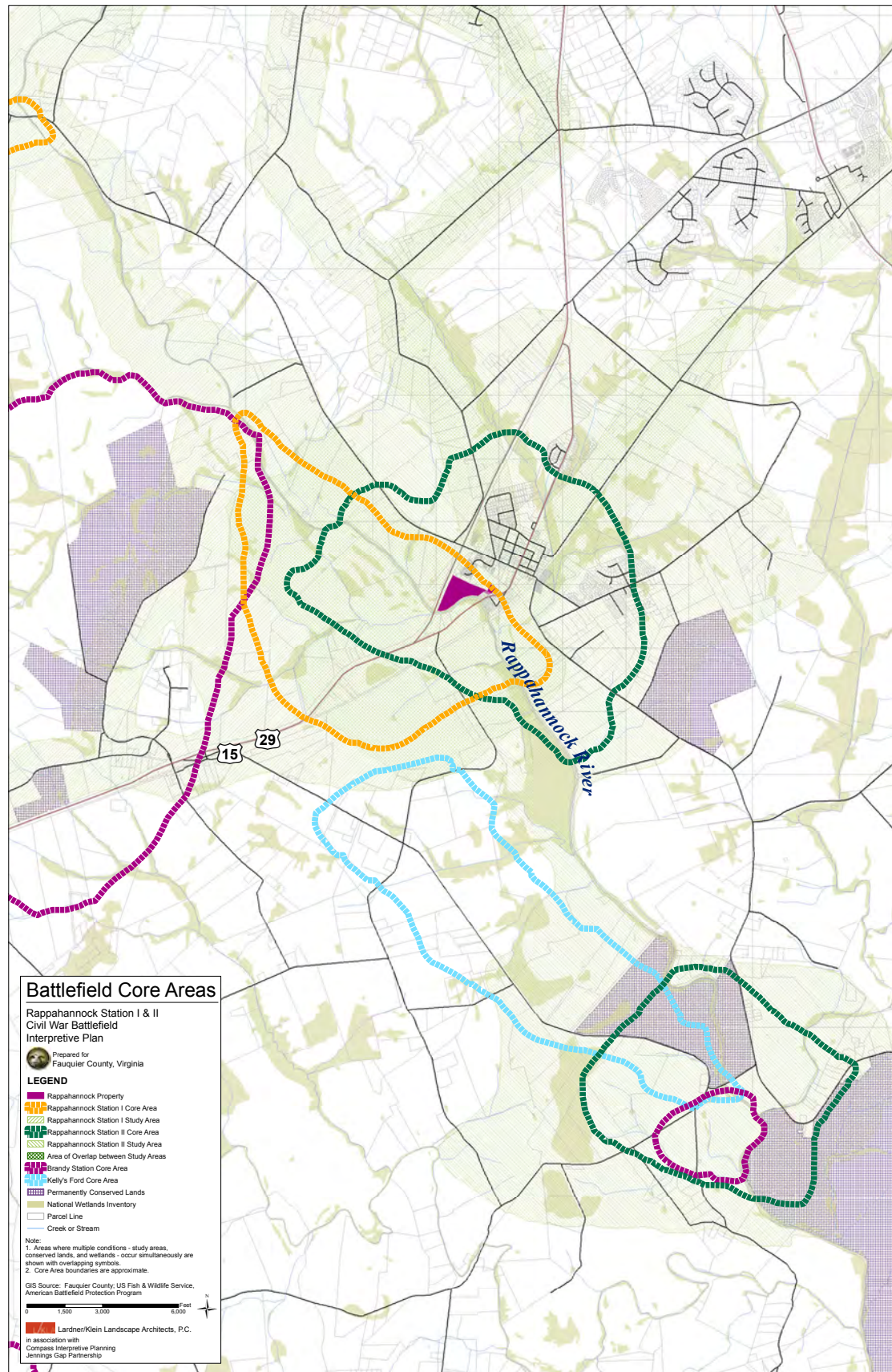


Figure 9 - Core and study areas for nearby battlefields (ABPP)



the south. The northeast facing side of the triangular site abuts residential properties and open lots (Figure 10 - Existing and adjacent land use with key views on page 13).

The western and southern areas adjacent to the property are primarily undeveloped. To the west of US 29/15, agricultural lands are interspersed with woodlands and hedgerows. On the opposite bank of the Rappahannock, the land between the river and US 29/15 Business is densely wooded. With the exception of a small plot adjacent to US 29/15, this woodland is part of an approximately 183-acre conservation easement. The conservation easement extends along the river to a point approximately one third of a mile downstream from the railroad crossing and to the southwest, occupying the area between US 29/15 and the railroad line (Figure 18 - Conservation Easement on page 22).

The adjacent properties north of the site are more developed, considering this area is closer to the heart of Remington. This area is comprised of a townhome community on the northwest portion, while the remainder of the area borders an open field – the site of a proposed 71-unit residential development, referred to as the Development Parcel. Beyond the 19-acre Development Parcel, residential development continues with another small cluster of townhomes and single-family residential development. Along US 29/15 Business approaching the river, a few commercial/industrial properties including a car repair shop and general store give way to single family homes and vacant, wooded lots.

## B. Site Description

The 26-acre proposed park is currently an open field, with a vacant farmhouse. The remnants of an abandoned barn complex (silo and other ancillary structures) are located



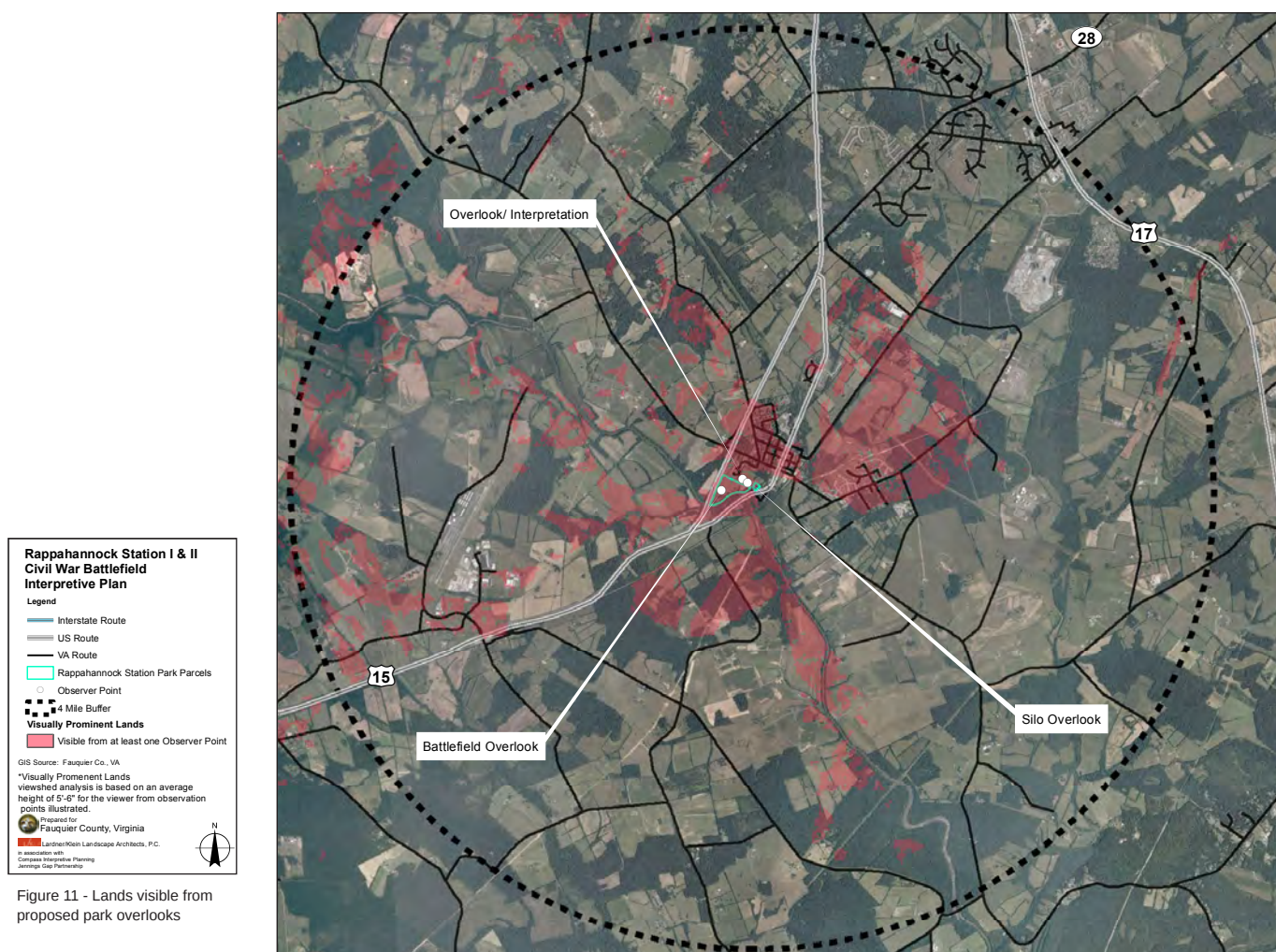
Figure 10 - Existing and adjacent land use with key views

immediately outside the park boundaries on the Development Parcel. The farm house is now boarded up. The gently rolling topography ranges in elevation from 260 feet to 315 feet above mean sea level. Natural features onsite include wetlands, a riparian woodland, and other resources that are discussed further in this chapter (Section D - Natural Resources).

## Important Views and Vistas

The most striking views are found at the abandoned farm house and along the ridge that extends from the farm house to the existing town home community bordering the north-west corner of the property. From these locations, the view looks down the gently rolling slope towards the river. Locations of the best viewpoints are shown in Figure 10 - Existing and adjacent land use with key views on page 13, along with the lands that can be seen from those view points shown in red in Figure 11.

Another view point is located along the wooded western edge of the site, about midway between the northern site boundary and the river to the south. This location allows a sweeping view of the battlefield and farmhouse up on the ridge off in the distance. This view best represents the point of view of the soldiers as they crossed the Rappahannock River.





Although the Rappahannock is difficult to see during the summer from points in the interior of the site due to the wooded riparian buffer, a walk along the riverbank affords scenic views both upstream and down. The highly evocative views of the river, perhaps not as open as it was during the Civil War, make it easy to imagine soldiers crossing the river as one paddles past.

## C. Planning Context (Fauquier County and Town of Remington)

One of Fauquier County's three incorporated towns, the Town of Remington anchors the Remington Service District. The county's first Comprehensive Plan of 1967 conceived the Remington area as a vast suburban community, spread out and automobile-dependent. This vision held true in the 1987 and 1994 plans. With the 1992-2010 Plan Review leading to the 2011 Comprehensive Plan Amendment, the Remington community and town council moved away from the suburban model of the past and supported a more traditional village form and street design in keeping with that of the historic town.

Although the economic vitality of the Town of Remington suffered between 1940 and 1990 with the decline of rail travel and the construction of the US 29/15 Bypass, the downtown has stabilized. With more than 75 buildings worthy of inclusion on state and national registers of historic places, Remington has an opportunity to develop and market itself as a small, historic railroad town. Remington's charm would make the locale attractive to tourists and potential residents. To this end, the Remington Community Partnership has organized itself as an official affiliate of the Main Street Virginia program.

A second attractant is area's natural resources. According to the Remington Service District Vision Statement, the Town "will be surrounded by an extensive park system, formed in great part by the floodplains of Tinpot Run and Rappahannock River." The Land Use Plan goes on to call for a study of the river floodplains in anticipation of establishing them as the "foundation of a major park and wildlife system."

The proposed park will play an important role in helping the Town of Remington meet its goals of surrounding its town with an extensive park system and linking the park to the downtown area with a trail system.

Fauquier County's Comprehensive Plan includes goals and recommended actions regarding cultural resources in the county. Civil War Battlefield areas and other rural historic areas are referenced. The plan identifies the need for incorporating historic districts and rural historic areas into the development review process to retain their historical significance.

## D. Cultural Resources

### Phase One Archaeological Study

In 2008 the Fauquier County Department of Parks and Recreation retained Dovetail Cultural Resource Group, Inc. to conduct a Phase I Archaeological Survey of the 26-acre proposed park. The survey included archival/historical research and an examination of the site through surface observation, excavation of shovel test pits (STP) and metal detecting. The pedestrian surface survey was performed to identify disturbed portions of the project area and any cultural features visible on the surface. This was followed by STPs excavated in a 50-foot grid across the site except in areas of known disturbance or standing water. The site was also swept with metal detectors, first to remove non-historic

items, a second time to detect buried historic materials and a third time in areas where cultural materials were found to ensure that a specific pattern of cultural materials was not present.

Based on this field work, four multi-component sites (44FQ0246, 44FQ247, 44FQ248, & 44FQ0249), one prehistoric site (44FQ0250), and five isolated finds were recorded during the survey.

Site 44FQ0246 is a multi-component site located in the northwest corner of the project area within an open field. It extends into a sparsely wooded tree line composed of cedars and pines. This site measures approximately 400' by 100' and is about .9 acres. Site 44FQ0246 dates to the mid-late nineteenth century with an indeterminate prehistoric affiliation. The historic assemblage is primarily representative of deposits associated with an architectural site, possibly the Old School House (030-0139), which is no longer extant. A 1970s survey identified the Old School House in the vicinity of this site. The building was constructed just after the Civil War. It had a full basement and enclosed staircase.

Site 44FQ0247 is a multi-component site located within the northwestern section of the project area in an open field. It measures approximately 375' x 325' and comprises about 2.8 acres. This site represents mid-late nineteenth century occupation and prehistoric activity with an indeterminate temporal affiliation. Based on the artifacts recovered, the historic component of this site is likely related to Civil War activities in the region; however, no features or specific artifact concentrations were identified during the survey to confirm the exact use of the site during the battle.



Figure 12 - Battlefield from soldiers' point of view after crossing the Rappahannock River

Site 44FQ0248 is a multi-component site that represents a camp or domestic site dating to the Woodland Period with a mid-nineteenth through early-twentieth century domestic scatter of mostly architectural debris (nails, slate, and window glass), ceramics, bottle glass, various metal fragments, and personal items. The site almost entirely encompasses the southwestern half of the project area. It is located in a fallow field of tall grass and briars, although a small wooded area of mature trees is on its south side. It measures approximately 625' x 325' and comprises about 4.6 acres. It is mostly situated in the flood plain.

Notable artifacts recovered during the survey include a quartz biface/tool and two types of Native American pottery shards. The recovery of prehistoric pottery and the biface in combination with the site's size and location indicate the possibility that this site may have supported long-term or seasonal habitation. This site has the potential to reveal significant information about settlement patterns or subsistence during the Woodland Periods (3200–1100 B.P.) in the Northern Virginia or Upper Coastal Plain. Site 44FQ0248 is potentially eligible for National Register listing under Criterion D. Due to its significance, this site should be avoided at all costs. To learn more about this site and determine National Register eligibility, a Phase II level archaeological survey would have to be completed.

Site 44FQ0249 is a multi-component site dating to the mid-late nineteenth century through the early-twentieth century with an indeterminate prehistoric occupation. The site is situated in the yard immediately south and east of a standing late 19th century house. It measures roughly 200' x 350' and comprises approximately 1.95 acres. It is



likely that this site is associated with the historic occupation of the house; however, a Civil War-era bullet, which has been modified into a fishing weight, was recovered immediately behind the house.

Site 44FQ0250 is a small lithic scatter located at the southwestern corner of the project area, along the eastern edge of a gravel driveway. It measures 50' x 50' and is approximately 690 feet from the Rappahannock River. Due to the small sample size of this assemblage, it is difficult to make any conclusive statements about this site. However, all stages of reduction were represented in this collection, which is interesting for the small size of the collection. It is likely that this site represents a small resource procurement and processing location.

Five isolated finds were discovered during the survey. An isolated find is a single artifact that is found without association to any other artifact or feature. While the presence of artifacts generally represents cultural activity during a particular period, an isolated find does not represent concentrated cultural activities and is not considered as significant as an archaeological site.

Site 44FQ0248 was the only archaeological site determined potentially eligible for National Register listing as an individual resource. However, because there are known associations between recovered artifacts from Sites 44FQ0246, 247, 248, and 249 and Civil War activity in the area, these sites are considered probable contributing elements to the NRHP-eligible Battle Rappahannock Station I Battlefield (023-5049), Rappahannock Station II Battlefield (023-5050), Brandy Station Battlefield (023-5055), and the Rappahannock Landing Battlefield Park (030-5504).

The Archaeological Survey also noted the location of the project area within the boundaries of three battlefields and one battlefield park: the Rappahannock Station I Battlefield (023-5049), Rappahannock Station II Battlefield (023-5050), Brandy Station Battlefield (023-5055), and the Rappahannock Station Battlefield Park (030-5504). According to the survey report, "all four resources appear to retain the characteristics that render them eligible for the NRHP." In addition two of the four archaeological sites deemed Not Eligible for the NRHP are recommended as contributing elements to those resources due to their possible Civil War affiliation.

## E. Natural Resources

### The Rappahannock River

The Rappahannock River flows from its origin at Chester Gap in Rappahannock County approximately 184 miles to the Chesapeake Bay (Figure 13 - Rappahannock River watershed on page 17). Virginia designated the first 62 miles, from the headwaters downstream to Mayfield Bridge (Fredericksburg), as part of the Virginia Department of Conservation and Recreation's State Scenic Rivers Program. This designation reinforces the Rappahannock River as a waterway that "possess[es] outstanding scenic,

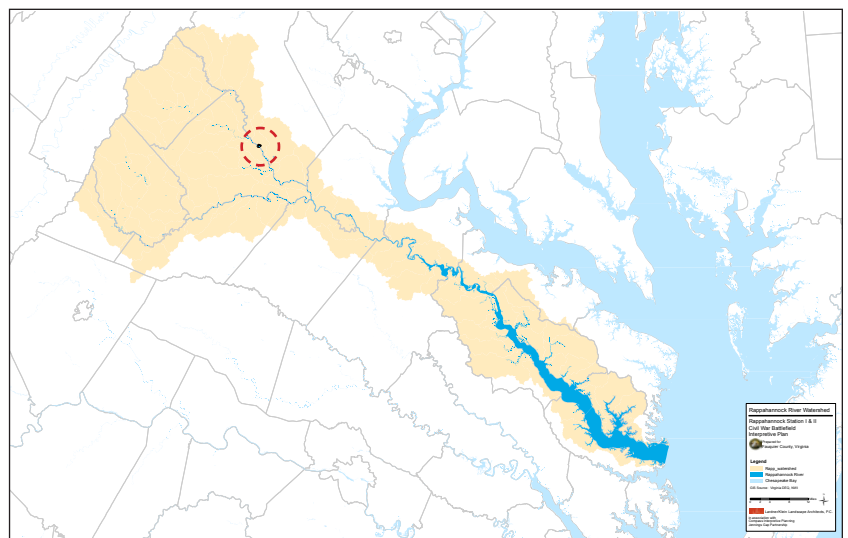


Figure 13 - Rappahannock River watershed

recreational, historic and natural characteristics of statewide significance" ([http://www.dcr.virginia.gov/recreational\\_planning/srmain.shtml](http://www.dcr.virginia.gov/recreational_planning/srmain.shtml)). The designation includes the portion of the river that flows by the proposed park.

The river's watershed covers approximately 2,715 square miles, with an average annual discharge near Fredericksburg of about 1,639 cubic feet per second. The watershed now supports a variety of land uses; largely agricultural in the upper watershed, with manufacturing, light industry, and retail throughout. Access to the upper river system is fairly limited and primitive. Soil erosion, however, is a problem in the upper watershed. Runoff leaves the Rappahannock muddy after even minor storms.



Figure 14 - Typical flood conditions (March 2010)  
(courtesy of Stephanie Litter-Reber)

### Rappahannock River Floodplain and Stormwater Management

The site occupies 1,775 linear feet of frontage on the Rappahannock River, a public drinking water supply for the City of Fredericksburg and a State Scenic River.

The 100-year floodplain for the property extends well up the hill from the river approximately to elevation 284' above sea level. Floods have been observed to frequently exceed the bank full level and inundate the lower levels of the fields on an annual basis

(Figure 14). Any trails or access drives built within the floodplain should be designed to withstand such periodic inundation (or be programmed into regular roadway maintenance activities).

Currently runoff from adjoining parcels flow to a low point across a concave soil surface until it reaches the lowland areas adjacent to the river where the flows are of a significant enough rate to begin to erode the surface and create defined channels. These channels may be a hazard to future use of the parkland for trails parallel to the river and some efforts will need to be made to better control and slow down the upland flows as they cross the proposed park.

The proposed subdivision of the adjacent Development Parcel, as originally planned, included plans for stormwater management. An additional easement for stormwater management was conveyed with the park property to accommodate runoff from the proposed Development Parcel (see Appendix 2). The easement sets aside portions of the parkland for "Storm Drainage Easements and Best Management Practices ("BMP") Access". This property is subject to "Easements for the purpose of constructing, operating, maintaining, adding to, altering or replacing present or future stormwater management facilities, storm drainage lines, storm sewer lines or other drainage structures, and best management practices facilities, including access thereto, and including building connection lines, plus all necessary inlet structures, manholes, and appurtenances for the collection of storm waters and its transmission through and across the property..."

The physical layout of this easement, based upon the original layout of the Development Parcel, is shown in Figure 15 and Figure 16 - Stormwater treatment easement from adjacent Development Parcel on page 19. Should the Development Parcel move forward, the stormwater management facilities identified in the easement should be coordinated with (and approved by) the easement holders (Virginia Department of Historic Resources and Piedmont Environmental Council) to make sure the facilities are consistent with the stipulations of the conservation easement.

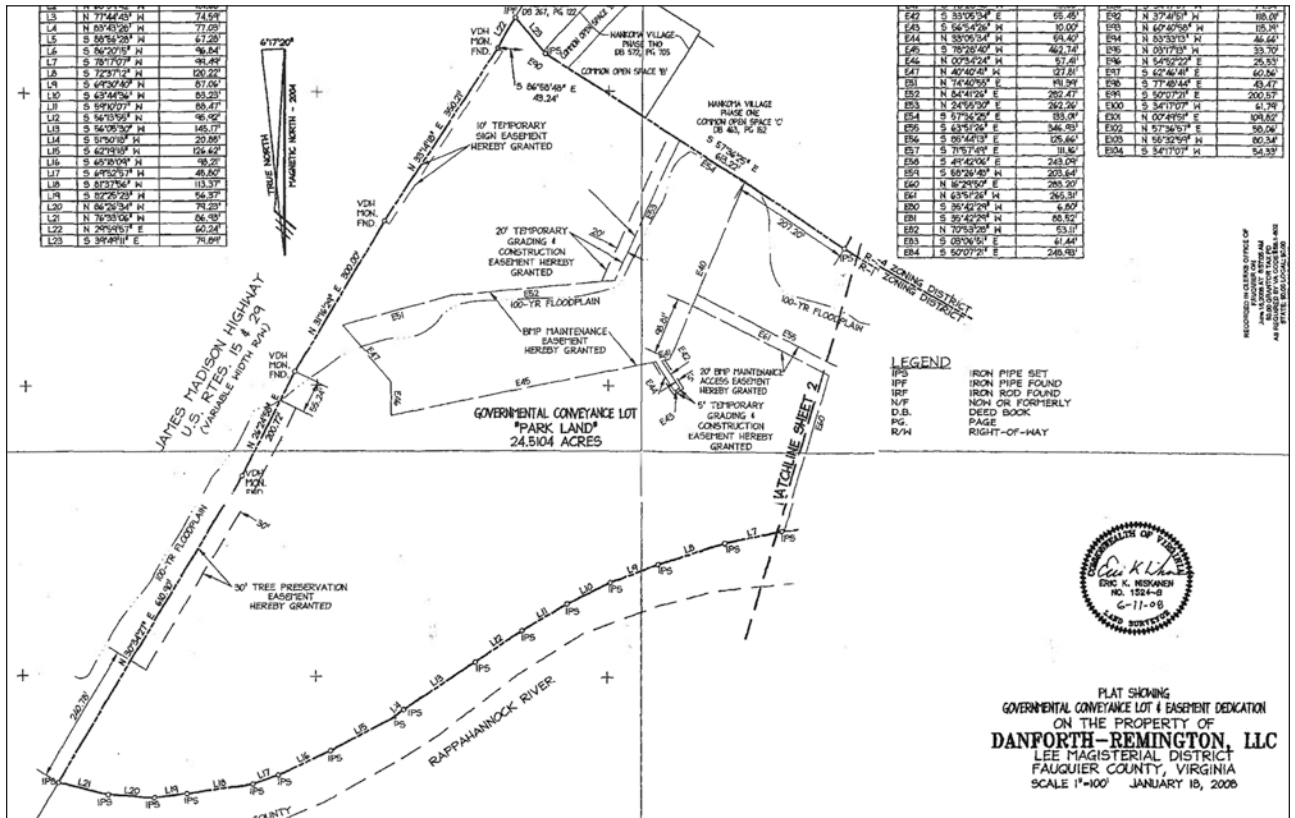


Figure 15 - Stormwater treatment easement from adjacent Development Parcel

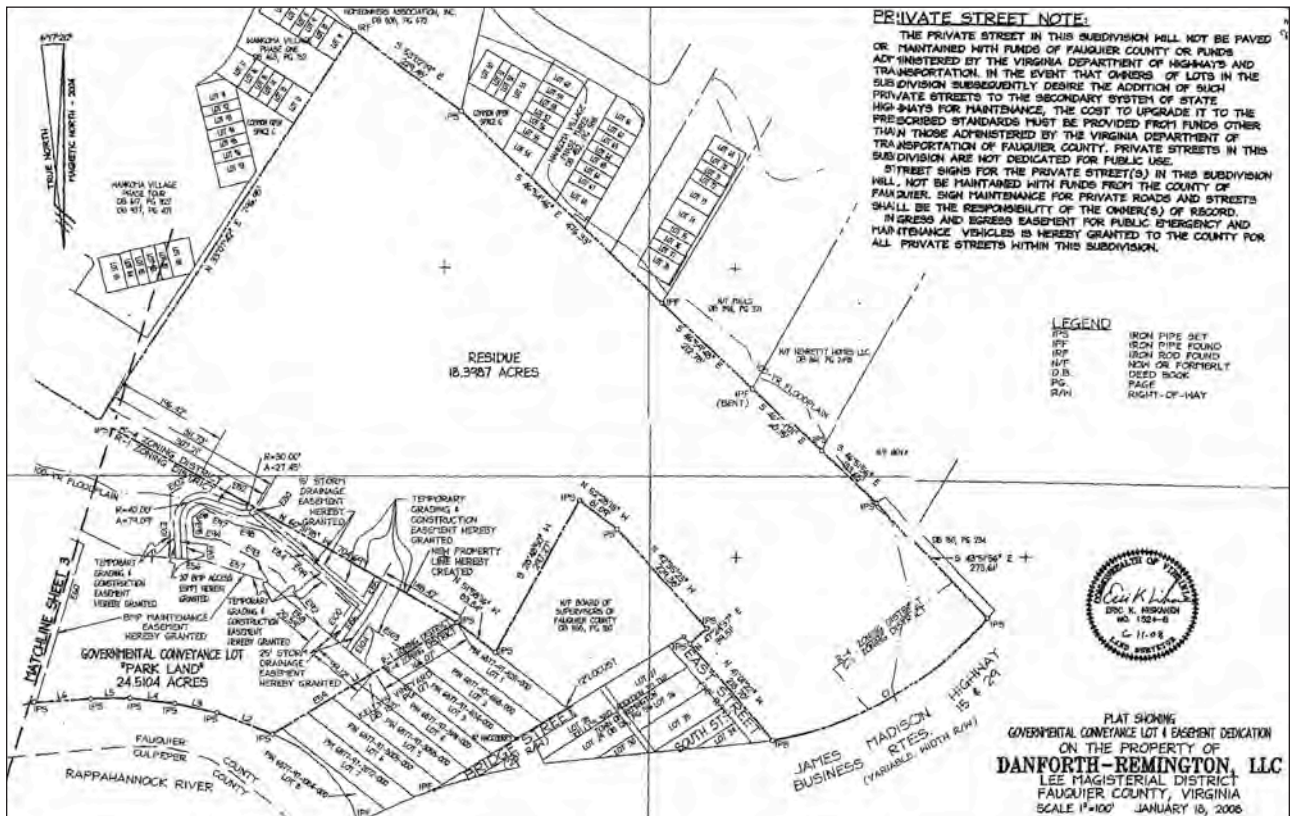


Figure 16 - Stormwater treatment easement from adjacent Development Parcel



## Wetlands

Wetlands are found on the far north and western parts of the site between US Route 29/15 and the Rappahannock River. Riverine wetlands associated with the Rappahannock River run parallel to the entire length of the Rappahannock and are typically found behind the overburden associated with the flooding of the river. A larger wetland area is also found further to the north and west. This wetland will need to be avoided, where practical when developing river access facilities for non-motorized boats. Smaller unmapped wetlands are also found associated with the drainage patterns noted above.

## Geologic, Topography, and Soil Conditions

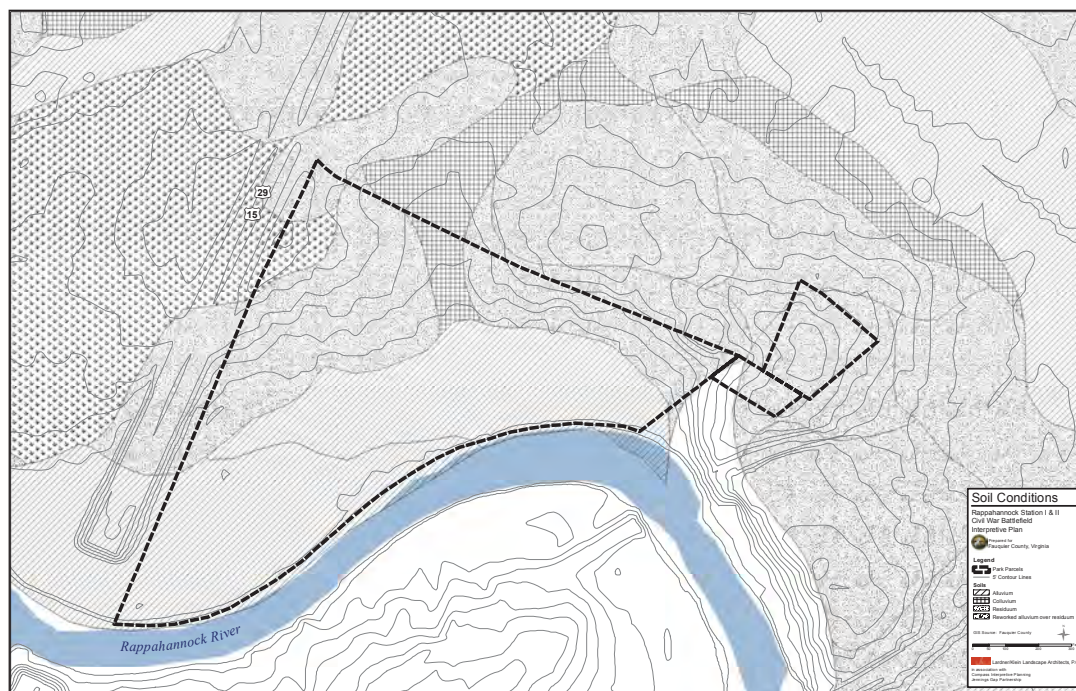


Figure 17 - Landform and soil conditions

The project site is in the Piedmont physiographic province of Virginia. The site lies within the Culpeper Basin and is generally underlain by bedrock of sandstone and red shale, with inclusions of diabase sills and dikes (Fauquier County Department of Community Development, 1980).

The topography consists of the floodplain of the Rappahannock River (Figure 8 - Flood-prone conditions on page 11, and the adjoining side slopes associated with the broader river terraces. The upland is bisected by a concave soil surface that collects runoff from generally poorly drained soils prior to depositing the surface flows into the Rappahannock River Figure 17.

According to the Fauquier County Comprehensive Plan, Remington Service District, local soils, Albano, Ashburn, Dulles, Panorama and Penn, laid down when the area was a vast shallow lake in pre-historic times, have very poor perk potential – and were the primary reason why the 1967 septic drain-field based land use plan was unrealizable. These soils are also very water retentive, and contribute to Remington's flooding difficulties.

Nine soil types are mapped within the project area: (in order of prominence) Arcola-Nestoria complex, Bowmansville silt loam, Colvard fine sandy loam, Montalto and Haymarket soils, Sowego loam, Oakhill-Rock outcrop complex, Ashburn silt loam, Ott-Catlett complex, and Panorama silt loam (Natural Resources Conservation Service [NRCS] 2008) (Figure 17).

- Arcola-Nestoria complex located on 7 to 15 percent slopes, is found in 30 percent of the project area. It is a well drained soil located on the backslopes and side slopes of interfluves. Composed of residuum weathered from shale, sandstone, and siltstone, it is moderately shallow with an average depth of 26 inches to paralithic bedrock.
- Bowmansville silt loam and Colvard fine sandy loam each comprise approximately 20 percent of the project area. Bowmansville silt loam, 0 to 2 percent slopes is a shallow, poorly drained soil which is frequently flooded. Located on flood plains, the depth to the water table is 18 inches. Its parent material is alluvium derived from sandstone and shale. Colvard fine sandy loam, 0 to 2 percent slopes is a deep, well drained soil which is frequently flooded. While located on flood plains, the depth to the water table is 80 inches. Its parent material is alluvium derived from igneous and metamorphic rock (NRCS 2008).
- Montalto and Haymarket soils, 7 to 15 percent slopes, is found in ten percent of the project area. It is a deep, well drained soil found on the backslope or shoulder and crest of interfluves. It is composed of residuum weathered from diabase and/or basalt.
- Twenty percent of the project area is composed of minor soils. Sowego loam, 2 to 7 percent slopes, is a moderately deep, moderately well drained soil. Frequently flooded, it is located on the toeslopes and base slopes of drainageways. It is composed of colluvium over residuum weathered from shale and siltstone. Oakhill-Rock outcrop complex, 15 to 45 percent slopes, is a shallow, well drained soil. Comprising residuum weathered from basalt, it is located on the back and sides of hillslopes. Ashburn silt loam, 2 to 7 percent slopes, is a shallow, moderately well drained soil found on the shoulder and summit of interfluves. It is formed from reworked alluvium over residuum weathered from sandstone and shale (NRCS 2008).
- Ott-Catlett complex and Panorama silt loam, both 2 to 7 percent slopes, are each found on less than 1 percent of the project area. Ott-Catlett complex is a shallow, well drained soil composed of residuum weathered from metamorphic rock. Panorama silt loam is a moderately deep, well drained soil composed of residuum weathered from shale and siltstone (NRCS 2008).

## Vegetation

The property is mostly open field separated from US Route 29/15 by a narrow woodland dominated by pioneer species. A narrow riparian buffer exists along the Rappahannock River that is comprised mostly of mature box elder and some Sycamore trees. Per the conservation easement with the Virginia Department of Historic Resources (VDHR) and Piedmont Environmental Council, a 50-foot vegetated riparian buffer will remain along the river (See Appendix 2).

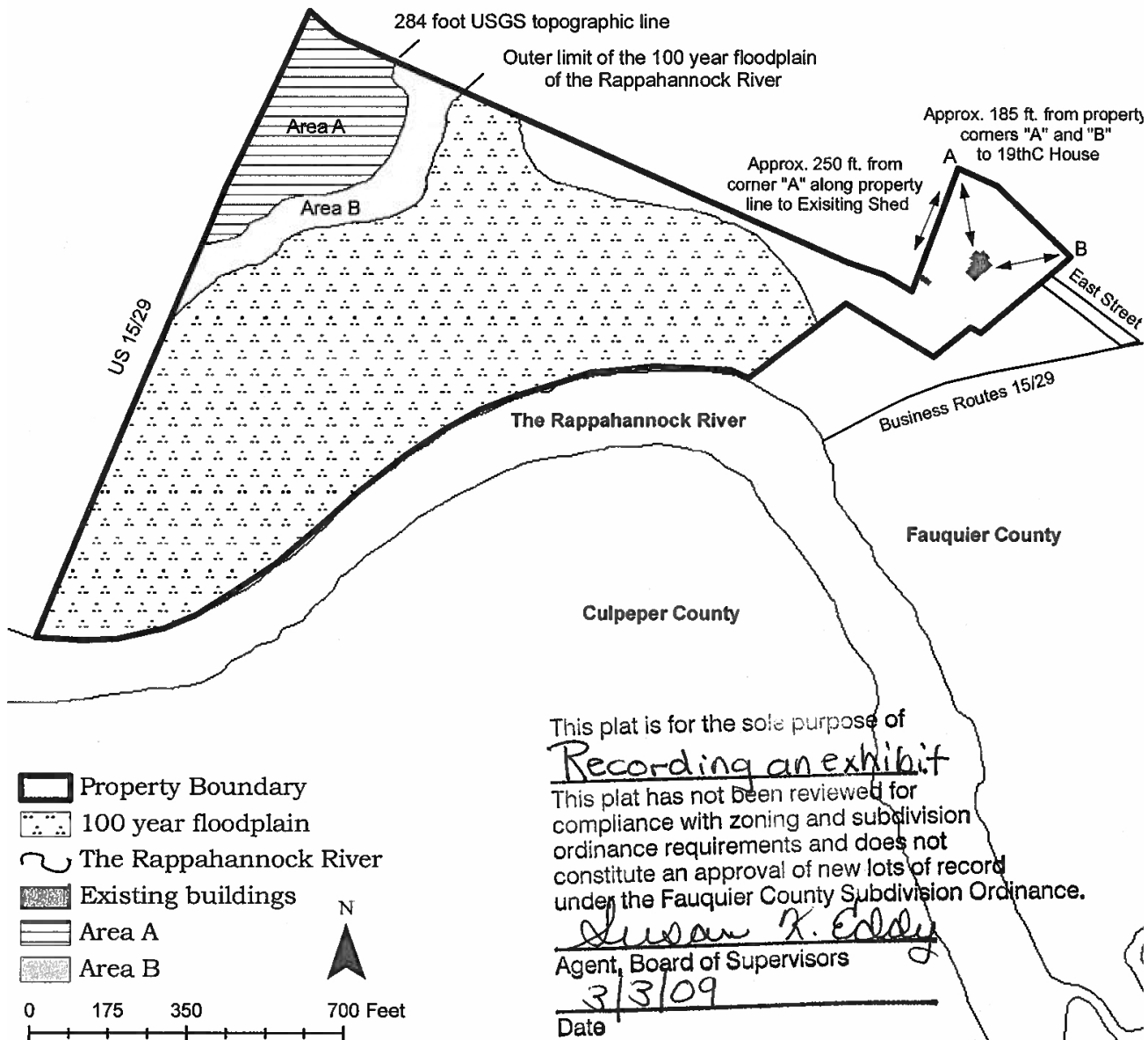
## Conservation Easement

A conservation easement has been placed on the property by the Virginia Department of Historic Resources and the Piedmont Environmental Council as a means of protecting the significant battlefield resources, associated scenic qualities, as well as the water quality of

# Exhibit A

## Rappahannock Station Conservation Easement Sketch Plat

26.5231 Acres, Fauquier County, VA  
Tax Maps: 6877-97-6392, 6877-87-4119, 6877-97-5211, 6877-97-4168



Sketch Plat Created by the Piedmont Environmental Council, September 2, 2008.  
The information contained in this parcel file is not to be construed or used as a "legal description".  
Parcel boundaries are believed to be accurate, but accuracy is not guaranteed.

Figure 18 - Conservation Easement

the Rappahannock River and the Chesapeake Bay (Figure 11, Page 20). The conservation easement includes language governing the allowable uses of the property and divides property into specific areas. Table 1, summarizes the acceptable uses by each area. Specific requirements are listed in the conservation easement in Appendix 2.

**Table 1: Acceptable Uses by Area\***

Potential Buildings, Structures and Amenities (see Appendix 2, legal document) all uses subject to review and approval of easement holders	100-year Floodplain	Area B	Area A
Buildings and structures which support recreational, educational, and interpretive uses of the Property which shall not exceed a collective 3000 square feet in ground area ( <i>subject to review and approval of the grantees and other conditions</i> )		X	X
Informational kiosks necessary to provide historical interpretation of the battlefield and to provide recreational information for visitors, which kiosks shall not exceed a collective roofed area of more than 500 square feet without prior written approval of the Grantees	X	X	X
One dock or pier and one boat ramp which shall be a) designed for access to the Rappahannock River by non-motorized boats and b) co-located with the dock or pier within the single river access point described in Paragraph 8 of the Easement	X	X	X
A replacement of the existing structure with a building limited to 2000 square feet in ground area and in a location approved by VBHR with additional conditions		X	X
A replacement of the existing 613 square foot shed with prior written approval		X	X
Amenities such as walking trails, footpaths, unroofed parking facilities, signs, fences, benches, picnic tables, charcoal grills, and markers appropriate for the preservation, maintenance, exhibition, and interpretation of the Property as a Civil War Battlefield, and as a public recreational facility	Amenities except benches, picnic tables, charcoal grills	benches, picnic tables, charcoal grills	benches, picnic tables, charcoal grills
Roads, trails, and utilities serving the Property subject to the further provisions	X	X	X
Additional structures and buildings may be approved by both grantees subject to their location and design approval		X	X

\*Chapter III, Section E. describes the uses proposed in Scenarios A and B.



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## III. Conceptual Alternatives

### A. Introduction to Scenarios

Two alternative scenarios have been developed that illustrate how the proposed park could be opened for public use depending upon whether or not the remaining portions of the Development Parcel can be acquired. The first scenario, Concept A (Figure 24 - 11 x 17 Plan Concept A: Current County Ownership on page 35), illustrates how the site might be utilized if the plans for the adjacent Development Parcel are implemented. The program for the proposed park is contained within the existing 26 acres along with the stormwater management areas associated with the development (as stipulated in the deed for the park land). The second scenario, Concept B (Figure 25 - 11 x 17 Plan Concept B: Acquire Adjoining Parcel on page 36), illustrates how the site might look if the Development Parcel is purchased by the County or a non-governmental organization for the purpose of preserving the context of the battlefield. Each concept offers alternatives for site access and parking, river access, picnic facilities and interpretive elements.

### B. Vehicle Access and Parking

A significant challenge to opening the battlefield to the public is locating vehicular access and parking facilities. Currently, entry to the proposed park is gained off of US 29/15 Business, approximately 750 feet north of the Rappahannock. This entry drive leads straight to the existing farmhouse. However, this entry is somewhat constrained by limited sight distances along US 29/15 and the narrow width of the entry drive which lies directly between two private residential parcels. Room for parking exists further up the drive as it encircles the house, though no formal parking facility exists. Through the development of the two alternative site concept plans, additional options for access and parking were considered. In evaluating additional options, the following criteria were considered:



Figure 19 - Sight distance from existing access drive

- Appropriate sight distance (45 mph posted speed limit plus 5 mph safety factor requires 550 feet sight distance for both right and left turning movements from a point 14.5 feet from the travel lane).
- Access point that can be secured with a gate with minimal amount of fencing or curb line.
- Adequate parking spaces to handle comparable numbers of users to Kelly's Ford (approximately 32 spaces).
- Parking area should not infringe upon significant historic qualities of the proposed park.
- Space is available to handle stormwater runoff from parking without impact to the proposed park.
- Parking area does not impact adjoining neighbors.
- Parking location provides for suitable accessible pathway to key features in the proposed park.
- Space should be available for bus turnaround.

Based on the above criteria, four potential access points were identified (Figure 19). Two of these are located on the property already owned by the county. The third and fourth options assume acquisition of the adjacent 19-acre Development Parcel.



Figure 20 - Alternatives for site and river access

- The first potential access point (S1) is located off US 29/15 Business south of the existing entrance and opposite Hord Avenue, approximately 340 feet north of the river. This entry would utilize the two county-owned parcels south of the farmhouse parcel. A small lot would provide parking for approximately 20 cars.
- The second (S2) is the existing entrance off US 29/15 along a narrow drive leading to the county-owned farmhouse parcel.
- The third potential access point (S3) is also located off of US 29/15 but is within the 19-acre Development Parcel. It is about 100 feet south of the convergence of US 29/15 Business and River Road. Given the curvature of the road at this location, an entrance here would need to be reviewed for safe sight distances. However, there is room at this corner of the Development Parcel for more parking spaces than at S1 or S2.
- The fourth potential access point (S4) approaches from Freeman's Ford Road and provides entry along the northern boundary of the Development Parcel. This option offers the most room for parking and least disruptive option for a bus turnaround.

Table 2 provides a detailed comparison of the four access and parking options. Based on the comparison shown in Table 2, option S2 is recommended, in the event that the adja-



**Table 2: Parking and Access Options**

<b>Criteria</b>	<b>S1 – Existing Business 29 Access to County-owned Property (small parcels)</b>	<b>S2 – Existing Business 29 Access to County-owned Property (farmstead parcel)</b>	<b>S3 – Business 29 Access to Adjacent Development Parcel</b>	<b>S4 – Freemans Ford Road Access to Development Parcel</b>
<b>Sight Distance</b>	Limited by inside of curve requiring maintenance of grasses on adjoining properties	Limited by inside of curve requiring maintenance of grasses on adjoining properties	Limited by inside of curve – assumes development parcel acquired	West Main at Freemans Ford Road is 25 mph
<b>Security</b>	Narrower frontage but would require curb and bollards along Business 29	Existing gate at property line	Would require fencing or curb and bollards along Business 29	Gate at Freemans Ford Road (West Main)
<b>Number of Spaces</b>	20 spaces	20 spaces	20 spaces – could be expanded	Gate at Freemans Ford Road (West Main)
<b>Impact on Battlefield</b>	Trees cleared and parking would be visible from interior of Battlefield	Parking would need to be placed at home site (best view toward river)	Parking could be located to avoid historic resources	Parking could be located to avoid historic resources
<b>Impact on Environment</b>	Requires clearing of trees; Runoff would need to be managed within (under) lot due to space limitations	Runoff would need to be managed within (under) lot due to space limitations	Space available to mitigate impact and fit parking areas in harmony with landscape	Space available to mitigate impact and fit parking areas but would reduce the amount of space available for JTHG “living legacy” planting and buffer
<b>Impact on Adjoining Neighbors</b>	One adjoining house	One adjoining house; impacts (future housing sites impacted)	Impact avoided	Access through existing neighborhood
<b>Accessible Pathway Opportunities</b>	Pathway could wind down and up at accessible grade	Pathway limited by slopes adjacent to farmhouse site	Pathway could wind down around existing silo at accessible grade	Pathway could wind down around existing silo at accessible grade
<b>Bus Drop-off and Turn-around</b>	Not enough space	Bus could loop around hill but impacts the best viewpoint	Bus turnaround and drop-off can be accommodated without impacting Battlefield	Bus turnaround and drop-off can be accommodated without impacting Battlefield



cent Development Parcel is not acquired and the park is developed on the parcels already owned by the County (Concept A). In this case, the existing entrance would remain and a more formal parking area would be established on the northern side of the farmhouse. In addition, a secondary entrance with limited access to a picnic area and restrooms would be created at the northwest corner of the site using the right-of-way associated with the Town of Remington's water plant.

In the event the adjacent Development Parcel is acquired (Concept B), option S3 is recommended. This option would provide parking for 20 cars with potential for future growth, if needed. This location would have minimal impact on natural and historical resources, and there would be no impact to surrounding properties.

For all proposed locations, the following guidelines should be used in the design of the entry and parking facilities. These are intended to provide functional facilities that are also visually appealing, respectful of the historic context of the site, and minimal environmental impact.

- Consider a permeable paving system for road and parking areas, to minimize surface runoff.
- Use wood as a building material, such as wooden bollards and/or wooden guardrail, in order to establish park-like qualities.
- Separate parking spaces with landscape and green space.
- Screen parking area from adjoining roadways and neighbors.
- Install infiltration areas to manage surface runoff.
- Incorporate a pull through bus drop off point (with the assumption that buses will park offsite) and a gathering space for groups, preferably with shelter.

## **C. Pedestrian and Bicycle Access**

Pedestrian and bicycle access should also be considered and encouraged as alternative transportation methods to the proposed park. Similar to vehicular access, pedestrian and bike access for Concept A could be provided from the existing entrance off US 29/15 along a narrow drive leading to the county-owned farmhouse parcel, or the potential access point located off US 29/15 Business, south of the existing entrance and opposite Hord Avenue, approximately 340 feet north of the river.

For Concept B, three points would be suitable for pedestrian and bike access: the existing entrance off US 29/15 drive, the narrow drive leading to the County-owned abandoned farmhouse parcel, and access from the north side along the planned trail at Freeman's Ford Road connecting into the town.

Pedestrian and bicycle access should be encouraged as part of a larger program to attract nature and heritage-based tourism to the Town of Remington. For example, the proposed park could be incorporated as a part of the existing bicycle tour, the "Civil War Loop," an 11.4-mile long bicycle loop that travels along the Rappahannock River, exploring historic sites of notable Civil War occurrences. Similarly, the site, in conjunction with the Town of Remington, can be promoted as part of a battlefield walking tour. With the addition of planned new facilities at the proposed park, such as multi-use trails, picnic areas, and river access, a variety of amenities will be available for those walking or riding a bicycle to the park.

## D. River Access

As it passes the Rappahannock Station Battlefield Park, the Rappahannock River is a scenic, gently flowing river. Further downstream, toward Kelly's Ford, the river picks up speed, offering challenging white water. Along its course, the Rappahannock offers several appealing fishing spots and swimming holes, boulders on which to sunbathe or picnic, and canal ruins that add visual interest and demonstrate the River's rich history. The water is usually clear, the bottom is coarse sand, and the banks are fairly high, lined with trees. Beyond the riparian buffer, farmland extends out from both banks of the River (Corbett, 1977).

Although the Rappahannock is considered a public waterway from the U.S. 211 Bridge to its mouth in the Chesapeake Bay, there is no formal, public access point upstream of Kelly's Ford, which is 4.5 miles downstream of U.S. 29. Several secondary roads cross the river between the U.S. 211 and U.S. 29 bridges, but water access requires special permission from private landowners. Many recreationists entering or exiting the River at the Old U.S. 29 Bridge use the parking area at Ande's Store on the Remington side of the River.



Figure 21 - Experiencing the Rappahannock River by canoe

Given the natural beauty of the Rappahannock River near Remington and the many recreational opportunities it offers, it is not surprising that local residents as well as visitors from farther away come to enjoy the River. As the River becomes an increasingly popular recreation destination – particularly among canoeists and kayakers – there is greater demand for public access points. The Rappahannock Station Battlefield Park presents the opportunity for a public access point upstream of Kelly's Ford.

A second challenge to the proposed park is providing access to the Rappahannock River in a manner that does not interrupt the passive nature of the park or disrespect the historic significance of the site. Because there is no public access to the Rappahannock in Fauquier County, this will be a valuable site for recreational paddling and fishing. Access will need to be monitored and controlled to protect the natural and historical sensitivity of the site. The following criteria should be considered in developing suitable river access facilities at the Park:

- Be accessible without disrupting the historical resources in the proposed park. Any structures or access routes constructed in association with a river access point should be respectful of the historical context at Rappahannock Station Battlefield Park. Access routes should follow the perimeter of the property and not cut across the open, gently rolling terrain of the battlefield.
- Avoid environmentally sensitive areas such as habitat for endangered, threatened or rare species. Structures along the river bank should avoid undisturbed riparian and aquatic habitats both temporarily during construction, and long term, once in use. Using previously disturbed sites is preferred.
- Retain a naturally gentle slope on the river bank that is not susceptible to erosion. The proposed park is located along a stretch of the Rappahannock River with fairly steep banks and undercutting in some locations. To reduce the potential for erosion and minimize the amount of bank stabilization necessary, access should be directed to areas with greater stability and gentler slopes.
- Reduce exposure to strong currents and winds, such as on the inside of a meander bend, below a meander on the opposite side from a river's cutting side. Areas of high wind or rapid flow can be potentially hazardous. Strong currents can cause wear-

**Table 3: River Access Alternatives**

<b>Criteria</b>	<b>Access at R1 – Just Downstream from the US Route 29 Bridge</b>	<b>Access at R2 – Just Downstream from the Rock Fall Line</b>	<b>Access at R3 – Near the Southeast Corner of the Park Property</b>
<b>Cultural Resources</b>	<ul style="list-style-type: none"> <li>Bridge constructed in 1975, no resources identified in Phase 1 Archaeological Study</li> </ul>	<ul style="list-style-type: none"> <li>Nearby site represents a camp or domestic site dating to the Woodland period with a</li> <li>domestic scatter likely representing secondary deposits dating from the mid-nineteenth</li> <li>through early-twentieth century 44FQ0248, potentially eligible for listing on the</li> <li>NRHP under Criterion D as an individual resource</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological report did not identify resources (sites IF3 and IF4)</li> </ul>
<b>Environmental (floodplain for all three)</b>	<ul style="list-style-type: none"> <li>A large area with wetland conditions is found adjacent to the access point constraining vehicular access;</li> <li>Mature trees would need to be removed to provide access</li> </ul>	<ul style="list-style-type: none"> <li>Mature trees would need to be removed to provide vehicular access</li> </ul>	<ul style="list-style-type: none"> <li>Catchment area for upper watershed concentrates surface flows and has eroded bank perpendicular to the river - access can be used to fix erosion problem using soil-soil bioengineering</li> </ul>
<b>Bank Shape and Slope</b>	<ul style="list-style-type: none"> <li>Steep and high bank</li> </ul>	<ul style="list-style-type: none"> <li>Steep and high bank, slightly lower than R1</li> </ul>	<ul style="list-style-type: none"> <li>Break in bank caused by erosion (noted above)</li> </ul>
<b>River Currents and Wind</b>	<ul style="list-style-type: none"> <li>Somewhat protected by bridge</li> </ul>	<ul style="list-style-type: none"> <li>Located below small rapids and rock outcropping; open to wind</li> </ul>	<ul style="list-style-type: none"> <li>Located on cutting edge of river</li> </ul>
<b>Level of Deposition</b>	<ul style="list-style-type: none"> <li>Bridge creates beach-like area</li> </ul>	<ul style="list-style-type: none"> <li>Just below small rapids</li> </ul>	<ul style="list-style-type: none"> <li>Located on cutting edge of river</li> </ul>
<b>Physical Barriers</b>	<ul style="list-style-type: none"> <li>Moderate tree fall</li> </ul>	<ul style="list-style-type: none"> <li>Rock outcrop cutting across just above access point</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Water Level</b>	<ul style="list-style-type: none"> <li>Shallow</li> </ul>	<ul style="list-style-type: none"> <li>Moderate</li> </ul>	<ul style="list-style-type: none"> <li>Highest</li> </ul>
<b>Vehicular Access</b>	<ul style="list-style-type: none"> <li>Would require long driveway across battlefield area and through wetland noted above</li> </ul>	<ul style="list-style-type: none"> <li>Longer driveway, but could be sited away from Battlefield; driveway located in floodplain parallel to river</li> </ul>	<ul style="list-style-type: none"> <li>Shorter driveway away from Battlefield</li> </ul>
<b>Proximity to Parking</b>	<ul style="list-style-type: none"> <li>Parking for approximately 20 cars but would have to be above wetland, with an approximately 200-300 foot carry on boardwalk</li> </ul>	<ul style="list-style-type: none"> <li>Parking for 6-8 cars could be along driveway noted above close to the river with turnaround and dropoff - longer walk back</li> </ul>	<ul style="list-style-type: none"> <li>Parking would be close to the river with space for about 6-8 cars with turnaround and dropoff</li> </ul>

ing on the site and any constructed launch structures. In addition, strong water and/or air currents can create unsafe conditions for paddlers launching or disembarking their vessels.

- Maintain a moderate level of deposition that forms a natural beach, suitable for launching. Excessive sediment build-up from heavy flow can cause canoes and kayaks to get stuck; however, moderate levels can be desirable in that they may form a beach area suitable for launching, thereby eliminating the need for a structure or reducing the size of the structure needed.
- Avoid any physical barriers, such as impassable sections, dams or weirs. Rappahannock Station Battlefield Park is located on a freely flowing section of the Rappahannock. Paddlers should not experience any impassable obstacles unless a tree falls or there is some other temporary impasse. However, it is situated between two bridges: U.S. Route 29/15 and U.S. Business Route 29/15. Care should be taken to site the access point in a location that is free and clear of these bridges.
- Accommodate water levels that enable year-round use. Water levels on the Rappahannock will fluctuate with seasons and rainfall; therefore any river access facilities will need to accommodate these changes. Given the undercutting already evident on-site, facilities also need to recognize the dynamic nature of rivers and account for possible channel migration over time.

In developing the two concept alternatives for the park master plan, three potential river access points were identified (Figure 20 – Alternatives for site and river access on page 26). Members of the consultant team and advisory committee then took a canoe trip down the river to evaluate each of these locations from the paddler perspective.

The first site (R1) is located in the southwestern corner of the proposed park, just downstream of the US 29/15 bridge. Under the bridge, a wide, flat beach provides an ideal launch for families and paddlers with little experience. In addition, the site is highly visible from the roadway. This could be a positive factor in terms of safety and policing, though it could pose traffic problems along US 29/15. VDOT and VGIF would likely want to monitor this location.

The second site (R2) is located approximately midway along the park's river boundary, just downstream of a series of rapids. It is thought that this location is also the approximate location of the pontoon bridge built in 1864 by the Army of the Potomac's engineers specifically for the United States Colored Troops. Currently, a fallen tree and woody debris make launching from this site nearly impossible, though it appears that most of the debris would wash away if the fallen tree trunk were removed. While the Culpeper County riverbank has better access, the land opposite the proposed park on the south bank is privately owned, and the owner has stated he does not want canoeists and kayakers accessing the river through his property.

The third potential river access point (R3) is located in the park's southeastern corner, about 400 feet upstream of the US 29/15 Business bridge. This option would allow for the most direct vehicular access from the existing park entrance, however, it is environmentally sensitive. Given the curvature in the river at that point, the current is cutting into the bank. Additional erosion is occurring as stormwater runoff continues to wash into the river through a deepened gully that extends from the river bank inland. Finally, the tree coverage at this location is particularly dense and would suffer significant impacts in order to establish access.



Table 3 provides a detailed comparison of the three river access options. Based on this comparison, option R1 is recommended for both concept alternatives. Hand-carry boat access just downstream of the US 29/15 bridge would accommodate paddlers without disturbing the historical integrity of the site and passive recreation desired at the site. In order to monitor access, a permit system would be installed, as a key card controlled entry gate at the right-of-way associated with the Town of Remington's water plant. In Concept A, a wide multi-purpose overlook trail is provided to accommodate pick-up trucks and emergency access vehicles from utility right-of-way to the river, and in Concept B, the perimeter overlook trail from the park entry to the river access point is wide enough to accommodate such vehicles.

## Recommendation



Figure 22 - Example of river access at Kelly's Ford

The most accommodating point for vehicular river access is near the southeast corner of the property (R3), followed by pedestrian access for fishing, swimming, nature appreciation, tubing, etc. downstream from the US Route 29 bridge (R1). However, considering the potential impacts to the habitat areas that could be caused by vehicular access in the southeast portion of the site, the river access location just south of the US 29 bridge is the most viable option for both modes. The southeast area could accommodate steps for pedestrian access, with appropriate bank stabilization measures. In developing a river access facility, the following design considerations should be made:

- The river access facility should be universally accessible. Guidelines for newly designed, constructed and altered recreation facilities issued by the Americans with Disabilities Act (ADA) in 2012 require that all public boat launches – including fixed and floating structures of all sizes – comply with ADA Accessibility Guidelines (ADAAG). Facilities must be equipped with at least one accessible route to the boat launch that complies with ADAAG standards for location, width, passing space, head room, surface slope, level changes, doors, egress and areas of rescue assistance (NPS 2004, 17). Most important, slopes should not exceed 8.33% whenever possible.
- Incorporate cost-effective and durable materials, cost-effective and environmentally responsible construction methods, and realistic maintenance requirements. Sometimes less is more. If possible, reserve the construction of structures for areas where it absolutely necessary and utilize existing conditions and materials first. A sandy bank or level rock outcropping may provide an adequate boat launch. A minimalist approach may also save expense, minimize disruption to the natural environment and may require less maintenance in the long term.
- Design for safety. Provide a safe place for paddlers to launch and land in a location free of physical obstacles and swift currents, by providing a stable structure. Paddlers require firm, flat surfaces with enough space to maneuver their boats as they place them in and take them out of the water. They also need handholds and other supports to assist them as they climb in and out of their canoes and kayaks. ADAAG provides some of these specifications.

In addition, special attention should be paid to methods and materials to ensure that there is minimal impact to the park site and riverbank.

- Non-toxic and environmentally-friendly materials should be used. Although wood preservatives and chemical treatments can significantly extend the life of wood –

especially wood that is in constant contact with water – the preservatives and chemicals used can be toxic and compromise the health of the natural environment. In addition to using untreated wood, boat launches or portions thereof can be constructed using concrete and a variety of metals and plastics.

- Channel modifications should be avoided. Aquatic habitats should be preserved as much as possible. Some ramp and dock structures can require significant boring into the river bed or other significant construction methods that may alter or damage the river bed/bank. Such highly invasive structures and/or methods should be avoided whenever possible.
- Erosion should be prevented. As stated above, avoid highly invasive designs and construction methods that may cause erosion or destabilize a river bank. Prior to construction of any sort, erect appropriate sediment and erosion controls.
- Where erosion mitigation is necessary, bioengineering methods, instead of hard reinforcements, should be used. Bioengineering uses living plants to protect a bank against erosion. Plant root structures hold soil together and aid in the absorption of rain water flowing into the river, while the plant structure above also slows the flow of rain water into the river and enhances riparian buffers, thereby improving animal habitat and cleansing runoff.

## E. Scenarios

The conceptual site plan for the proposed park includes two alternative concepts that depend on the future of the Development Parcel immediately adjacent to the site to the northeast. Concept A assumes that the development moves forward and the proposed park is limited to the current 26-acre site. Concept B assumes that the Development Parcel is acquired and annexed to the current 26-acre site.

Because the proposed park is located within a conservation easement – the majority of which is also within the 100-year floodplain – program elements are somewhat limited without acquisition of the Development Parcel.



Figure 23 - Existing silo and farm structure

Table 1: Acceptable Uses by Area\* on page 23 describes the acceptable uses by area, according to the terms of the conservation easement.

### Concept A: Existing Parkland

Concept A (Figure 24 on page 35) illustrates how the site might be utilized if the proposed plans for the adjacent Development Parcel are implemented. In this case, the program for the park is contained within the existing 26 acres fronting the Rappahannock River, including the farmhouse parcel. Development of the 71 residential lots also means that significant areas of the 26-acre site must be set aside for stormwater management and associated access easements as stipulated in the deed for the park land. The park boundary is shown on the concept plan, with approximate locations of the stormwater easements in the center of the site. The plan for the Development Parcel is shown on the adjacent parcel.

Based on a comparison of two different access points for the 26-acre park site, the plan recommends maintaining the current entrance drive along US 29/15 Business as the primary means of access to the park. In Concept A, the existing driveway leads to a pro-

**Table 4: Comparison of Concepts A and B**

	<b>Existing Parkland (Concept A)</b>	<b>Existing Parkland Plus Development Parcel (Concept B)</b>
<b>River Access (Individual and Group Livery Operator)</b>	<ul style="list-style-type: none"> <li>Southwestern corner of site is preferred location for river access with permit staging/livery (operator) or boat launch and parking for 8-12 vehicles</li> <li>Key card controlled access below parking area accessed by Utility corridor easement</li> <li>Hand-carry boat access only</li> <li>Widen multi-purpose overlook trail to accommodate pick-up trucks and emergency access vehicles from utility easement to river</li> </ul>	<ul style="list-style-type: none"> <li>Southwestern corner of site is preferred location for river access with permit staging/turnaround for livery (operator) or boat launch and parking for 8-12 vehicles;</li> <li>Key card controlled access via utility easement for emergency and park maintenance only.</li> <li>Hand-carry boat access only</li> <li>Perimeter overlook trail from entry to river access point will be wide enough to accommodate pick-up trucks and emergency access vehicles</li> </ul>
<b>Entry/Parking</b>	<ul style="list-style-type: none"> <li>Entrance drive off U.S. 29/15 Business (continuation of East Drive) with parking for 20 cars within the park boundary located along entry drive near farm house; entry drive would be located between the existing home and proposed homes; no room for overflow</li> <li>Second entrance located at existing utility easement for access to picnic pavilion; parking for 20 cars</li> </ul>	<ul style="list-style-type: none"> <li>Place access in location with better site distance and away from adjoining home</li> <li>Parking for 20 cars, with room available for overflow or expansion if demand and management needs warrant</li> </ul>
<b>Trails</b>	<ul style="list-style-type: none"> <li>Locate Rappahannock River Trail along river bank</li> <li>Locate Overlook Trail along the ridge-top; available space for the trail is minimal south of the existing townhouses and proposed development</li> <li>8'-10' wide fine-crushed gravel promenade for pedestrian use only</li> <li>Connecting trail to river located along eastern property edge as part of stormwater management easement</li> </ul>	<ul style="list-style-type: none"> <li>Locate Rappahannock River Trail along river bank</li> <li>Locate Overlook Trail behind 'military crest'; it can meander and be out of view from the lower viewpoint (best view to understand the battlefield)</li> <li>Create smaller, loop trail on development parcel - Meadow Trail</li> <li>Connecting trail to river located along more gentle grade for ADA accessibility</li> </ul>
<b>Overlooks / Interpretation</b>	<ul style="list-style-type: none"> <li>Locate along Overlook Trail (lower on the hill)</li> <li>View of Battlefield from below hill is focused on site for new housing; not attractive or conducive to interpretation and should not be interpreted</li> </ul>	<ul style="list-style-type: none"> <li>Locate at high point near farm house</li> <li>Locate two viewpoints along Overlook Trail (higher, along ridge, on development parcel than in 'A')</li> <li>View of Battlefield from below hill will not be affected by new housing; view point is best spot to interpret the battlefield</li> <li>Potentially a silo overlook (adaptively re-using the silo)</li> </ul>
<b>Picnic Areas</b>	<ul style="list-style-type: none"> <li>Add one picnic area in northwestern corner of the site, along U.S. 29/15</li> </ul>	<ul style="list-style-type: none"> <li>Add one picnic site near new parking area</li> </ul>
<b>Information / Kiosks / Restroom</b>	<ul style="list-style-type: none"> <li>Locate one kiosk in the parking area at the vehicular entry site near the existing farm house</li> <li>Incorporate restrooms into picnic pavilion at northwestern corner</li> </ul>	<ul style="list-style-type: none"> <li>Locate one kiosk at the vehicular entry to the site (on development parcel)</li> <li>Incorporate restrooms into picnic pavilion</li> </ul>
<b>Memorial</b>	<ul style="list-style-type: none"> <li>Limited due to need for parking at East Drive Entry</li> </ul>	<ul style="list-style-type: none"> <li>Locate memorial at the existing farm house site, incorporate into picnic area, or at entry area</li> </ul>
<b>Vegetation (Commemorative Planting)</b>	<ul style="list-style-type: none"> <li>Commemorative Grove as reforestation of buffer along U.S. 29/15 - less space available</li> <li>Memorial Grove as Hedgerow enhancement along townhouse /property line; lowland meadow/songbird habitat</li> </ul>	<ul style="list-style-type: none"> <li>Commemorative Grove as reforestation along U.S. 29/15 and adjacent to existing town homes</li> <li>Provides more buffering of adjacent residential</li> </ul>
<b>Meadow / Songbird Habitat</b>	<ul style="list-style-type: none"> <li>Limited to lowland/floodplain meadow (wet conditions throughout winter and spring); impacted by stormwater management</li> </ul>	<ul style="list-style-type: none"> <li>Lowland and upland meadow habitat</li> </ul>











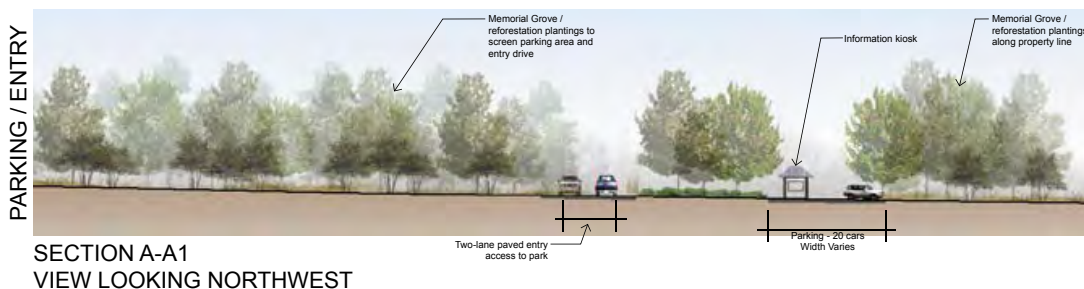
posed formal parking area northeast of the farmhouse to accommodate approximately 20 cars. A secondary entrance – with limited parking and a turn-around – is located in the northwest corner of the site. This entrance, which utilizes the right-of-way associated with the Town of Remington's water plant, would be accessible only with a key card so as to limit traffic here to park maintenance vehicles, permitted picnic shelter users, permitted livery or boat drop-offs, special tours or emergency vehicles.

Once inside the proposed park, a trail system guides circulation through the site. The trail, which creates a loop around the perimeter of the park, is composed of two types of trails: a multi-use trail, which is suitable for vehicular use (one lane with turnouts), and a foot path. The multi-use trail extends along the western side of the site, providing service between the key card access point in the northwest corner and a hand carry boat launch in the southwest corner. A permitted staging area with room for eight to twelve vehicles is located near the boat launch trail. At the boat launch, the multi-use trail intersects with a footpath, the Rappahannock River Trail, that follows the river bank for the length of the park parcel. This path has the potential to extend beyond the proposed park boundaries and form a longer trail system along the river bank. At the southeastern corner of the site, the footpath cuts back into the site and heads uphill to connect with an "Overlook Trail," a continuation of the footpath that follows the ridge line along the shared boundary with the Development Parcel. This path connects the parking area at the farmhouse with the key card entry in the northwest corner and affords visitors panoramic views looking down the hill over the battlefield.

The secondary entry must also address current access and egress issues on Freeman's Ford Road. Additional issues that must be addressed at the secondary access include the potential need for additional surface maintenance and a place for a turnout or sufficient



Concept A: Proposed access drive showing new homes on development parcel (East Drive)



Concept B: Proposed access drive showing new parking and information kiosk

Figure 26 - Comparison of parking and entry areas for Concept A and Concept B

turnaround area (after the last private house is recommended). Appropriate signage may also be needed to indicate that the entry is for permitted access only.

Given the historic and natural sensitivity of the site, the proposed park is free of organized activity and the program encourages passive recreation; however, there are some proposed amenities to attract visitors and enhance their park experience. An information kiosk is proposed near the farmhouse containing maps and information pertaining to the history of the site, the wildlife and habitat found onsite, and the historical and natural significance of the Rappahannock River. Waysides and exhibits would be installed along the overlook trail and river trail to tell the story of the Civil War era battles and significance (see Chapter 4 for details). In addition, a picnic area and pavilion with restrooms is proposed near the parking area in the northwest corner. Finally, river access is proposed in two locations: a hand-carry boat launch for canoes, kayaks, etc. located in the southwest corner and a set of steps further downstream for visitors without boats who may want to dip their toes in or fish. With the two river access points, visitors with young families can embark at the US 29/15 overpass, paddle or float along the river about 1,500 feet and disembark at the steps on the opposite end of the proposed park.

To preserve the rich natural resources at the site, the plan proposes a few environmental actions be taken. Along the river, at the eastern end of the proposed park, stormwater runoff has caused erosion and an ever-deepening gully that carries runoff to the river. In addition, river currents are cutting into the northern river bank. As shown in the Concept A site plan, such stabilization is proposed in conjunction with river access in the form of steps leading down to the water. In order to protect and preserve onsite wildlife habitats, wetland mitigation is proposed in the southwest corner of the site. The parking area for the hand carry boat launch may need to encroach on the existing wetland. A wetland delineation will be required prior to constructing the parking area, and potentially, mitigation. Reforestation is recommended along the border with US 29/15. Additional planting is recommended along the Overlook Trail to replenish the hedgerow that screens the site from the existing townhome community, and to screen the proposed park from the new development.

### Concept B: Addition of Development Parcel

Concept B (Figure 25 on page 36) illustrates how the site might look if the Development Parcel is purchased by the County or a non-governmental organization for the purpose of preserving the context of the battlefield. In this scenario, the proposed park covers 45 acres, extending from the Rappahannock River into the open field beyond the farmhouse, barn and silo. Like Concept A, this alternative focuses on passive recreation; however, the additional acreage allows more opportunities for trail development and interpretation.

Once again, two points of entry were considered. This alternative recommends a primary entrance established off of US 29/15 Business just south of its convergence with River Road. This entry drive leads to a parking area in the northeast corner of the 19-acre Development Parcel. A pedestrian entrance is also proposed at the end of Freeman's Ford Road. In this alternative, the access drive in the northwest corner, which utilizes the right-of-way associated with the Town of Remington's water plant, is open only to park maintenance, permitted boat launch vehicles, and emergency vehicles.

The addition of 19 acres allows the trail system to be fully developed and more extensive in Concept B, while also protecting the context of the battlefield. As in Concept A, the

system is based on two types of trails, which together form a large loop roughly around the perimeter of the site. Similar to Concept A, a permitted staging area with room for eight to twelve vehicles is located midway down this trail. A footpath along the north bank of the Rappahannock forms the Rappahannock River Trail with the potential to extend up and downstream of the park limits. The footpath cuts into the site in the southeast corner, climbing uphill and winding around the barn, silo and farmhouse. The footpath also cuts across the Development Parcel to connect two overlook locations before intersecting the multi-use trail.

In addition to the trails, the plan proposes several other amenities for visitors to the proposed park. An information kiosk is located in the northeastern corner of the site, clearly visible to park users as they arrive. A picnic area and pavilion with restrooms are located in place of the existing barn, and like Concept A, this alternative features a hand-carry boat launch in the southwest corner of the site, just downstream from the US 29/15 overpass. Finally, acquisition of the Development Parcel allows access to locations ideal for interpretation. The plan suggests reconstructing the silo as an observation tower from which to view the entire property. A high point just west of the silo also offers a ground level vantage point to take in a panoramic view down the hill at the battlefield below. Both of these sites would feature interpretive displays to explain troop movements and military actions during the war. A third overlook, just northeast of the proposed permitted staging area, offers views in the opposite direction, looking across the battlefield uphill in the direction of the farmhouse. The historical significance of the site is further emphasized by a "memorial grove" of trees planted along the northern perimeter honoring the Civil War soldiers who died in the battles of Rappahannock Station. This is part of a larger "living legacy" memorial project led by the Journey Through Hallowed Ground Partnership to honor all of the soldiers who lost their lives in the Civil War by planting trees along the Journey Through Hallowed Ground Byway.

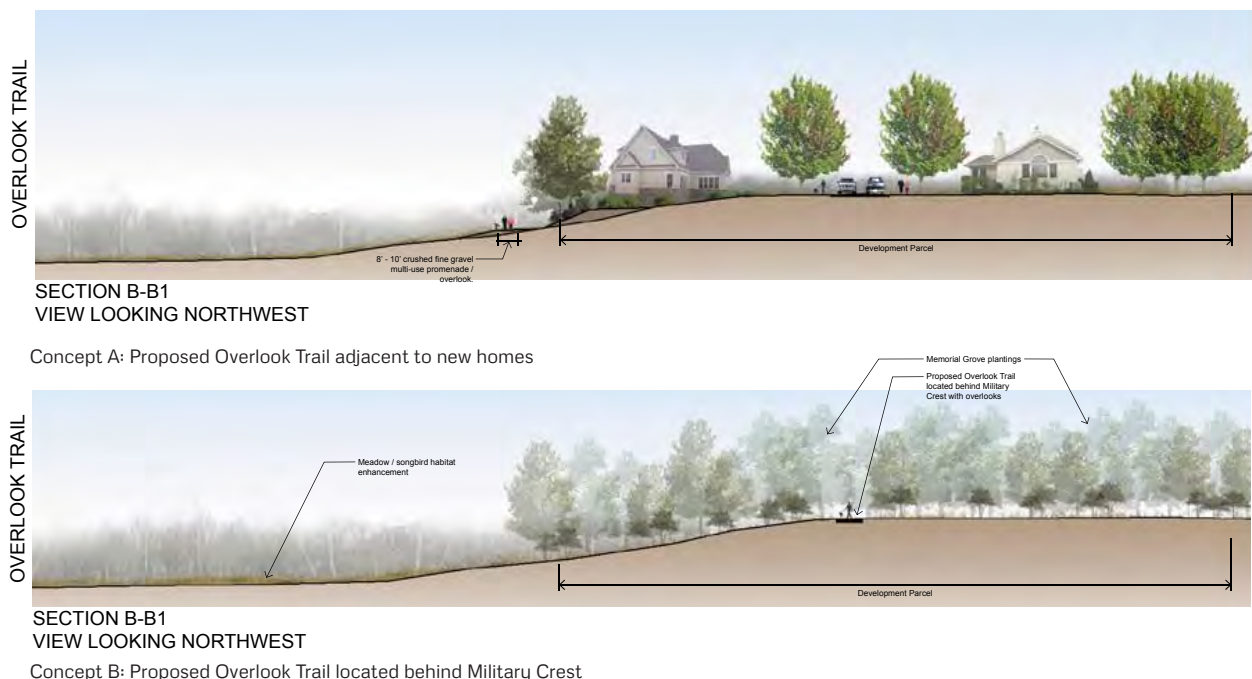


Figure 27 - Comparison for Overlook Trail for Concept A and Concept B



## Trail Types and Design

### Parameters

As shown in the Concept Plans A and B, two types of trails are recommended:

#### Multi Function Trail:

**The multi-function trail is designed to serve as an ADA accessible route to the Rappahannock River as well as a vehicular route for maintenance vehicles and permitted users seeking river access for non-motorized hand carried watercraft (canoes, kayaks, inflatable rafts).**

- Width: 14' with turnouts
- Surface: Finely graded stone dust over crushed aggregate on graded subsurface. For floodprone areas near the water access point, a chip seal surface can be considered to reduce maintenance
- Accessibility: Fully accessible for all users with grades not to exceed 1:20
- Edge – graded 2' shoulder using 50% topsoil-50% aggregate seeded with native perennial grass mix
- Drainage – positive drainage on cross slope (2% maximum)

#### Footpath

**Footpaths are recommended for the river trail and overlook trail in both scenarios. Footpaths should be located outside of the floodway of the Rappahannock River.**

- Width: 4-6'
- Surface: Finely graded stone dust over crushed aggregate on graded subsurface. For floodprone sections along the Rappahannock, a polypave surface can be considered to reduce maintenance costs
- Accessibility: Profile designed to accommodate all users at 1:20 maximum grade; smooth surface maintained for wide range of ages and abilities. Not designed to accommodate wheel chairs (access provided using Multi-function trail)
- Edge – a timber edge embedded flush with the surface and pinned into the subsoil can be considered in the floodprone areas to retain the surface materials
- Drainage – positive drainage on cross slope (2% maximum)

Once again, this plan also recommends actions to enhance the natural qualities of the site. Reforestation of the buffer along US 29/15 is recommended, along with wetland mitigation in the southwestern corner. Replenishing the hedgerow along the Wankoma Drive townhomes is also recommended. Without the stormwater easements that accompanied the development shown in Concept A, the central area is open, and Concept B proposes meadow habitat restoration and enhancement there. Managing this area as a native warm-season grass meadow will attract birds and other wildlife, increasing the ecological value of the proposed park. Table 4 summarizes the key components of each concept.

The following benefits would be accomplished with the acquisition of the Development Parcel:

- Provide safer vehicular entry and access, placing public access away from existing and future homes.
- Preserve one of the best views on the property (at the old farmhouse), with the opportunity to keep it open for picnicking rather than using it for parking.
- The overlook trail can meander more and be pulled back behind the military crest of the hill, ensuring that the best place to view the Battlefield (from point of view of the soldiers) is kept open, rather than viewing new homes.
- Provide better pedestrian/bicycle access to the proposed park (not through a development).
- Accomplish better buffering of the existing adjacent townhouses without impinging upon the open character of the battlefield. Make use of the JTHG 'Living Legacy' planting project, incorporating a buffer planting into a "memorial grove" to recognize the fallen soldiers from both battles (smaller parcel does not have adequate space to accomplish planting memorial).
- Acquisition of the parcel will allow, if desired, construction of a physical memorial, such as the one (on the ground map of the battle for instance) proposed in the original plan developed by the Town committee without infringement on the best views and interpretive opportunities of the Battlefield.

## IV. Interpretive Opportunities

According to the National Association for Interpretation, interpretation is a communication process that forges emotional and intellectual connections between the interests of the audience and the inherent meanings in the resources. The goal of interpretive facilities is to communicate with visitors in order to enhance their understanding of natural, historic, cultural, and recreational resources. Through interpretation, visitors can understand their relationship to history and the environment, as well as actively engage in the preservation of vital resources for future use.



Figure 28 - Civil War era sketch of the Rappahannock River

(courtesy of Library of Congress, created by Edwin Forbes, 1839 - 1895)

### A. Significance and Stories

Significance statements capture the distinctiveness of a site and its resources, and become the building blocks for interpretive stories. Interpretation should focus on communicating these facts to each site audience. The following statements indicate the significance of the site and its environs.

- The Rappahannock is the longest free-flowing river in the Chesapeake Bay watershed with portions that are designated as a state scenic river.
- The Rappahannock River played a strategic role in the ebb and flow of battle during the Civil War, functioning as the frontline in the Eastern Theater of the war—a geographic “dare mark” or barrier that separated the northern and southern armies.
- The intersection of river and railroad—the Rappahannock River and the Orange & Alexandria Railroad—led to more than two years of conflict in and around what was then Rappahannock Station, now Remington, Virginia.
- Several forms of transportation shaped regional settlement and commerce including roads, river fords, and a canal along the river supplanted in the 1850s by a railroad that linked the agricultural heartland of Virginia with markets in Alexandria to the north and Richmond to the south.

### Primary Interpretive Stories and Themes

Primary stories and themes are the most important concepts to be communicated. Not only do interpretive themes transcend facts and connect a site’s history and physical resources to ideas, meanings, and values inherent to a particular place, but they also suggest relevance by tapping into compelling stories that affect the lives of a wide variety of 21st-century visitors.

Themes also establish a framework for selection of interpretive techniques and provide an anchor for audience experiences. Some techniques are more effective with certain groups or storylines, and interpretive planning is the process of choosing the best tools to accomplish identified tasks—tell certain stories to specific audiences.

Each primary story and theme is introduced as a topic, followed by a theme statement, and then by a brief paragraph that explains the focus of each theme and suggests the content that will be interpreted. The primary stories and themes will concentrate on four fundamental topics: river, railroad, Rappahannock Station battles, and recovery.



Figure 29 - Enslaved Laborers Ford the Rappahannock River Moving Toward Union Lines and Freedom

(courtesy of Library of Congress, created by Timothy H. O'Sullivan, 1840 - 1882)

## The River's Role: From Blue Ridge to Bay

*"The Rappahannock River is the Dare Mark with General Lee. They can't stay on this side..."*

-Private Eli Pinson Landers, 16th Georgia Infantry Regiment

The Upper Rappahannock River has been a significant influence on human and natural history regionally and nationally, and continues to play a critical role in the quality of life throughout the river watershed.

This story focuses on the importance of the Rappahannock River and suggests the many ways that the river has shaped both the environment and history. It also invites interpretation of the current condition of the river watershed and the influence that water quality has on habitat and quality of life.

## The Railroad: Worth a Fight

*"The loss of the Battle of Rappahannock Station was the most substantial loss R.E. Lee's army had suffered to date leaving the army shocked and outraged. Two of their best brigades, well sheltered behind entrenchments and supported by artillery, had been defeated. For the North it had been 'a complete and glorious victory.'"*

-National Park Service, 2005

The North and South chose to fight doggedly over many things including the strategically important Orange and Alexandria rail line and bridge that crossed the Rappahannock River.

This story explains the strategic value of Rappahannock Station. Men fought and died over what will become parkland, and this theme investigates the reasons the site became a battlefield not once but again and again. This theme connects the site of Rappahannock Station Park to some of the fiercest fighting along the upper reaches of the river. The battles in and around Rappahannock Station were not accidental but purposeful, linked to the transportation history of the region.

## Rappahannock Station I & II: Persistence

*"Nearly all current histories of the late rebellion ignore the story of the storming of Rappahannock Station, or dismiss it with but slight notice. Yet it was an exploit that thrilled the whole country at that time, which called forth unstinted praise from the press and won from the commanding general of the Army of the Potomac special commendation and notice in general orders."*

-Minutes from the 5th Wisconsin Infantry Regiment's annual meeting in 1901

Between March 1862 and May 1864, the armies of North and South attacked back and forth across the Rappahannock River until Union persistence finally seized momentum and pushed the front line back from the river one final time.

This story focuses on one of the primary chapters in the history of Eastern Theater of the Civil War—the struggle over what some called the "dare mark." It explores the significance of the Rappahannock River as a boundary between North and South, and underscores the drawn out, slugfest, war of attrition that affected so much of 19th-century Virginia.

### Recovery: To Begin Again

The years of continual conflict around Rappahannock Station devastated the landscape and forced everyone in the region, free and enslaved alike, to begin their lives again.

This theme begins with a landscape destroyed by years of battle and occupation, of the impact of thousands of soldiers and fleeing civilians crossing from one site to the other of the Rappahannock. Of burned bridges and barns. Of woodlots hacked to the ground. Of muddy earthworks and destroyed crops transformed again into a healthy agricultural economy and environmentally diverse watershed.

As this story unfolds, the focus shifts away from the military and toward the history of civilians in the region. Once introduced, it becomes clear that the human equation includes multiple perspectives—merchants, planters, freed blacks, and small farmers, men, women, and children.

## B. Audiences

In order to design the most effective interpretive programming and employ the most effective interpretive techniques, it is critical to identify intended audiences, including potential audiences that well-planned interpretation might encourage.

### Preliminary List of Users

A workshop with the park's advisory committee held on March 16, 2011, identified a preliminary list of potential park users:

- Civil War enthusiasts and descendants of war veterans
- Outdoor recreation enthusiasts—walkers, paddlers, birders, anglers, bicyclists, etc.
- Friends and partner groups (see 'Potential Partners and Stakeholders' list in Section 1)
- Heritage tourists traveling in the area to see other historic site, particularly those visiting other battle sites, heritage areas, and historic towns
- Web audiences, particularly those looking for information on the Rappahannock Stations battles
- School students and educators, particularly local school groups and educators involved in partner programs
- Park neighbors

Local demographics, based on recent census data, provide a snapshot of the park's "neighbors," shown in Table 5.

Over the last decade, Culpeper County's population diversified considerably. Minority residents account for almost a quarter of the total population, with the number of Hispanic residents increasing by 384 percent.

### Accessibility and Audiences

All partners in this project are committed to providing people with disabilities equal access to all interpretive programs, activities, services, and facilities. As the project progresses, partners and media contractors should consult the appropriate (federal, state, local) accessibility guidelines.

### Audience Experiences

While primary themes and stories focus on what audiences will learn as a result of interpretive programs and media, audience experiences explore what audiences will do. What

**Table 5: Population by Race**

<b>Fauquier County</b>		<b>Culpeper County</b>	
Total population	65,203	Total population	46,689
White	85.3%	White	75.1%
Black	8.2%	Black	15.8%
Hispanic	6.4%	Hispanic	8.9%
Other	2.4%	Other	4.6%
Two or more	2.4%	Two or more	2.8%
Asian	1.3%	Asian	1.3%
American Indian	0.4%	American Indian	0.4%
Pacific Islander	0.1%	Pacific Islander	0.1%

Source: U.S. Census Bureau, 2010 Census.



types of activities will reinforce site themes and appreciation of site resources? How might the design of interpretive programs and media invite audience involvement and, as a result, reinforce key aspects of the site's stories? How can interpretation use the powerful impact of hands-on, sensory activity to send audiences home with lasting memories. How can landscapes bolster audience commitment to resource stewardship? Effective interpretation should:

- Present multiple points of view
- Honestly present information that leads the audience to personal revelation
- Retain complexity, if necessary
- Treat the audience as intelligent
- Encourage dialogue
- Allow audiences to express and maintain their own perspectives

Interpretation provokes the discovery of personal meaning, connection, and care about the resource. Interpretation also facilitates democracy. It allows for and stimulates a conversation of multiple meanings and points of view. Interpretation encourages audiences to find themselves in the resource as well as engage, comprehend, and appreciate the perspectives of others. A balanced interpretive program should offer opportunities that:

- Ensure that audiences have clear expectations of what the park has to offer.
- Provide clear on-site visiting options that explain the best ways to use the park safely and maintain park habitats.
- Connect the park to the river visually and via safe physical access as appropriate.
- Help on-site visitors relate what happened on the site historically to the site today.
- Place the battles of Rappahannock Station I and II into the context of the war and local land use.
- Provide access to viewsheds, historic locations, and historical accounts (maps, drawings, written memoirs) that will help explain historical events.
- Help on-site visitors visualize how the landscape looked in the past and why the park looks as it does today. Establish spatial relationships to other battles in the region, to Richmond, and to Washington, D.C.
- Humanize the stories associated with the park's themes by connecting events with people.
- Provide venues for appropriate commemorative events associated with the park's primary stories.
- Provide facilities that will support educational activities on-site.
- Connect this site to other historic locations, recreation opportunities, and tourism amenities.
- Demonstrate habitat management for a healthy watershed.

## C. Interpretation Recommendations

The interpretive plan provides a framework for considering interpretive solutions as they emerge. The interpretive plan should function as a yardstick against which ideas are measured—whether a new idea reaches targeted audiences, offers a desired audience experience, or focuses on a primary story. When properly used, an interpretive plan provides priorities that can help move interpretive programming in a consistent direction despite changing conditions.

An implementation plan should retain enough flexibility that adjustments in details can be made, while still retaining the overall vision. The themes, audiences, and audience experiences described in Chapter IV, derived with the County staff and its advisory com-

mittee preferences expressed during at the 2nd Advisory Committee meeting (March 2011), begin to narrow the choices for interpretive media.

The following implementation steps provide the general blueprint for interpreting the themes and topics to the intended audiences. The following planning level recommendations should be considered when designing interpretive media and choosing appropriate venues and facilities:

**Consider onsite needs of audiences listed in Chapter IV, particularly the potential for group visits and river recreation.**

The need relative to the audiences identified include both physical interpretive media and the use of mobile and web-based technologies. The physical interpretive media should be selected with technology in mind as a means of utilizing the many available historical photographs, maps, and drawings of the Civil War era battles at Rappahannock Station

**Position interpretive media in locations that reflect the site's primary themes, i.e., use park locations to anchor on-site visitors in their surroundings.**

The desired locations for interpretive media are presented in Figure 24 and Figure 25, and include an introductory kiosk near the parking area; an adaptive re-use of the existing silo (or reconstruction) as an overlook to interpret the broader story of the role of the Rappahannock River in the Civil War; interpretive exhibits along the "Overlook Trail" including the potential for 3-dimensional maps and the use of historic photographs focusing on the Rappahannock Station battles; traditional wayside exhibits along the "River Trail" focusing on the natural heritage of the Rappahannock River. A fifth site would be part of the picnic pavilion focusing on the aftermath of the Civil War.

**Provide visual and physical access to the river and identify viewsheds that allow audiences to get an overview of the site and see primary features (river, railroad, high ground, etc.)**

The best way to gain an overview of the site in all seasons is constructing the silo overlook and to interpret the overall context of the Rappahannock River in relation to the site and Civil War era context. See Figure 32 for an illustrative rendering example of the potential adaptive reuse of the silo.

**While providing access, interpret, protect, and even enhance river habitats and historic resources.**

The river trail presents the best opportunity bring attention and awareness to the Rappahannock River as a significant natural resource as well as its cultural significance.



Figure 30 - Existing Virginia Civil War Trails wayside exhibit across Business 29 from the Park



Figure 31 - Example of pavilion structure at Jamestown that maintains an open feel during the day and can be secured at night



Figure 32 - Illustrative view of adaptive re-use of existing silo

**Select media that will address the potential confusion caused by years of activity and multiple military campaigns in and around Rappahannock Station during the Civil War.**



Figure 33 - Historic photo keyed to a view

Potential media could include large-scale three dimensional maps as part of an overlook, computer or web-based media that allows for the portrayal battle maps in relation to existing ground (housed in the silo overlook which can be physically controlled for security)

**Address the richness of the historical record by identifying techniques that will provide access to a mini-library of historic photos, maps, drawings, and written accounts.**

There are several locations where an historical photograph can be fairly closely related to that same view in a contemporary photograph (Figure 33). Beyond the physical access geographically referenced photography and drawings, web-based technology and mobile applications can provide instant access to the available resources and similarly be secured as part of the silo overlook or as part of the picnic pavilion.

**Select content that acknowledges and respects multiple perspectives on site history as well as recreational use.**

Interpretation of the role of the Rappahannock River not only in the Civil War (the "Dare Mark Line") but also its role in contemporary life as a water supply, for wild-life, and for recreational use by a wide range of societal groups will provide multiple perspectives.



Figure 34 - Example of an interpretive station that displays the historic appearance of the view

**Provide content and choose media that connect the park site to other related sites and the town of Remington.**

The silo overlook will provide the opportunity to connect the site to its context both visually and by providing a secure place to provide access to web-based and mobile media. A secure wi-fi connection for park users should also be provided as part of any web-based media content installed within the silo. Such a wi-fi connection will allow for mobile devices to access streaming video on a more reliable connection.

**Select media that will be durable, relatively maintenance free, and effective with or without staff.**

Four types of media are recommended: walking tour brochure (print and web/mobile based technology), physical two dimensional interpretive wayside exhibits or a kiosk; multi-dimensional outdoor interpretive exhibits, technology assisted indoor exhibits in a secure location. For the establishment phase, the primary media should be the walking tour and two-dimensional wayside exhibits along the river and at the parking entry area. For the development phase multi-dimensional outdoor interpretive exhibits should be added to the overlook trail at the three key observation areas first, followed by the indoor technology assisted exhibits at either the silo or the picnic pavilion.

## V. Management

### A. Managing and Shaping the Context of the Site

The park will serve as an invaluable resource for residents and visitors for two primary reasons: the preservation of the battlefield and other historic values, and direct access to the river. In order to preserve and protect its cultural and natural resources, the park is not able to accommodate large-scale reenactments but is appropriate for interpretive and educational exhibits, trails, and possibly a small securable exhibit part of the picnic pavilion or silo overlook. As part of a local network of battlefield sites, the park would benefit from the identification of nearby sites that are able to accommodate reenactments. One candidate property is the 171-acre Troiano property that fronts the river on the west side of the US Route 29 bypass.

In addition to nearby potential reenactment sites, other battlefields in the vicinity should be identified. The proposed park presents a unique opportunity that can be used to foster further stewardship of the surrounding battlefields, including:

- Upstream along the river to Freeman's Ford (Lakota)
- Downstream along the river to Kelly's Ford and the Phelps Wildlife Management Area
- Land surrounding the US Army Warrenton Reservation Center on Sumerduck Road
- Brandy Station

The success of the proposed park will serve as an opportunity to potentially expand planning and preservation efforts to a larger scale, including Culpeper County and other localities.

### B. Managing Park Visitation

An access management plan should be developed in order to address several issues and questions raised by community members at the public meeting held on April 17, 2012. The plan should include details related to vehicular and pedestrian access, and river access. Some of the details that may need further development and elaboration include:

- Key card access - how the system will work for the parking areas, river access, and whether it applies to pedestrians as well.
- River access management for specific user groups, depending on the mode of use, such as canoes, kayaks, or swimmers.
- Control of ATV vehicle disturbance to the site through construction of suitable barriers.
- Commercial opportunities for river use that may arise, such as commercial canoe livery as part of a larger river experience.
- Hours of operation and seasonal availability
- Special events

In order to manage the site regularly, a park staff member will need to be hired. A park ranger can monitor the site on a full-time or part-time basis. The ranger can ensure that



Figure 35 - Looking west across the northern edge of the site



the park use intent is being upheld by visitors, and will be available to answer questions and provide help in other capacities, if needed.

Other considerations for inclusion in an access management plan include the following:

- School groups visiting the site may need turnkey services, such as someone to meet them on site, guide them around and interpret the site, or provide any materials needed.
- Although the proposed park may not have the capacity to serve as a hub for visitors of battlefields in the area, it should be a node in a larger network of sites.
- Satellite parking areas should be identified for overflow during events at the proposed park.
- In conjunction with overflow parking, the site should include a bus staging area for tour groups, as well as school groups.
- Battlefield reenactments are not appropriate onsite, therefore, a policy should be devised for living history demonstrations on a limited interpretive basis, modeled upon the NPS policy.

### Preserving the larger context of the site

The American Battlefield Protection Program's Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields states:



Figure 36 - Associated lands of conservation value

The terrain and cultural resources associated with Rappahannock Station II battlefield are also associated with the battles of Rappahannock Station I, Kelly's Ford, and Brandy Station. This quadruply-significant landscape should be the focus of protection efforts over the next decade.

In its discussion of additional preservation opportunities, the advisory committee indicated a preference for preservation efforts to include this broad context of the site so that the project is integrated and synthesized into ongoing Civil War and Rappahannock River resource preservation projects. This context includes the Rappahannock Station I and II battlefields in their entirety as defined by the Civil War Sites Advisory Commission and the American Battlefield Protection Program.

From both an interpretation standpoint and a conservation standpoint, especially with regard to attracting heritage visitors, the committee determined that it is important to link the site to other remaining features of the Rappahannock Station battlefields and to Kelly's Ford and Brandy Station through both conservation and interpretation. It is especially important to connect the park through land conservation and interpretation with events that occurred at Kelly's Ford and the Second Battle of Rappahannock Station.

The committee also recommended that preservation planning and implementation for the park should be approached as part of the park system envisioned in Fauquier County's Bealeton, Opal and Remington Service District Plan.

That plan calls for the Town of Remington to be surrounded by an extensive park system, formed in great part by the floodplains of Tinpot Run and Rappahannock River. This park system was envisioned as extending northwards and to the east to link with the Phelps Wildlife Management Area (Remington Service District Vision Statement).

As envisioned in the service district plan, the crescent of Tinpot Run's floodplain surrounding the town will be linked to the two school sites in Remington and with the wildlife management area by linear open spaces, furnished with pedestrian paths and bikeways. It would also encompass the Old Dominion Electric Cooperative's peaking facility site (that the utility has offered to cooperatively develop for passive recreation and environmental education) to provide wetland and natural habitat areas (Remington Service District Land Use Plan).

## Cultural Resource Management

The development of a cultural resource management (CRM) or site protection plan is also recommended to address treatment schedules and long-term management goals and actions for the cultural resources.

The proposed park and its context is a cultural landscape, and as such, all proposed treatments for the property should follow the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes. ([http://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/preservation\\_planning.htm](http://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/preservation_planning.htm)) In summary, the following treatment principles should guide future actions when implementing the plan:

In all treatments for cultural landscapes, the following general recommendations apply:

- Before undertaking project work, research of a cultural landscape is essential.

- Although there is no single way to inventory a landscape, the goal of documentation is to provide a record of the landscape as it exists at the present time, thus providing a baseline from which to operate.
- Assessing a landscape as a continuum through history is critical in assessing cultural and historic value.
- In order for the landscape to be considered significant, character-defining features that convey its significance in history must not only be present, but they also must possess historic integrity.
- Preservation planning for cultural landscapes involves a broad array of dynamic variables.

There are four different treatment options for historic properties, and there are Standards and Guidelines for each treatment. For the park property, the Guidelines for Preservation and Rehabilitation should be followed.

The National Park Service publication Preservation Brief #36: Protecting Cultural Landscapes, <http://www.nps.gov/history/hps/tps/briefs/brief36.htm> provides additional guidelines for the broader cultural landscape.

It outlines the professional preservation planning process for cultural landscapes, including historic battlefields. This process includes:

- historical research;
- inventory and documentation of existing conditions;
- site analysis and evaluation of integrity and significance;
- development of a cultural landscape preservation approach and treatment plan;
- development of a cultural landscape management plan and management philosophy;
- development of a strategy for ongoing maintenance;
- preparation of a record of treatment (e.g., preservation, rehabilitation, restoration, and reconstruction); and
- future research recommendations.



## VI. Implementation and Phasing

Implementation of the master plan can be accomplished in three distinct phases:

- Establishment Phase – this phase includes the minimum amount of work that is necessary to open the proposed park to the public including the provision of safe access and to preserve the significant resources associated with the Battlefield.
- Development Phase – includes the work necessary to enhance the visitor experience including the interpretation of its significant Battlefield resources and the provision of enhanced access to the Rappahannock River.
- Sustaining Phase – includes the work necessary to maintain the integrity of the experience of visiting the park over time and to integrate the park into the overall heritage and nature-based tourism programs being implemented in the Town of Remington and in the Piedmont region.

### A. Establishment Phase: Opening the Park to the Public

There are several actions that must be taken to open the proposed park to the public. These include:

#### Providing safe vehicular and pedestrian access

- Provide access improvements that would include grading and providing a drivable surface (gravel) to the existing access from US 29 Business and for a parking surface (gravel) adjacent to the existing farmhouse; and providing a fence and hedge to separate the driveway from the adjoining residence to the west. This will need to be accomplished in cooperation with the private landowners and possibly include a temporary construction easement.
- Secure the perimeter of the existing house or alternatively demolish and stabilize the area associated with the existing farmhouse.
- Monitor and maintain the fence line of the Development Parcel to minimize trespass on adjoining private property and add new fencing to secure the perimeter of the entire park when the park is closed, as needed, including adding barriers to ATV users.
- Provide a cleared and maintained four-foot wide dirt trail in the approximate locations of the overlook trail (scenario A) and the river trail.
- Provide on-site staff to maintain and monitor the proposed park property. Continue the agricultural leasing of the property and consider amending future agreements to limit park access during agricultural operations with adequate warning.
- Provide a minimum level of staffing to open and close the proposed park (dawn to dusk) and to monitor user conditions, repair and maintain trail surfaces including encroaching vegetation.
- Install and maintain signs describing park rules including advising that swimming in the river is at your own risk.

#### Providing initial interpretation of site with walking tour or brochure and introductory kiosk

- Install the kiosk at the park entry with three panels: 1) providing an overview of the Civil War era context; 2) and 3) providing an introduction to the nature of the battles that took place on this site.
- Develop a brochure and complementary mobile application with a walking tour of the site providing information that expands upon the kiosk above with relevant his-

toric photographs and maps in relation to the locations on the property. The mobile application could simply be accomplished by providing input to other organizations applications such as the Journey Through Hallowed Ground mobile application under development.

## B. Development Phase: Enhancing the Visitor Experience

At this time, a decision will need to be made as to whether or not the Development Parcel can be purchased. Based on that decision, this phase would include the development of permanent site access, permanent pathways, interpretive facilities, river access, and picnic areas

### Permanent Site Access

Construct a permanent parking surface at the preferred location depending upon whether the adjoining Development Parcel can be obtained or not. The surface should be constructed to minimize surface runoff by including in the design adjoining infiltration areas (rain gardens), vehicular control (such as split rail fencing or wooden bollards), and any needed modifications to the security gate to open and close the proposed park to vehicular access at night.

### Permanent Pathway System

Construct the pathway system to include the "Overlook Trail" and the "River Trail. See notes about trail widths and surfaces appropriate to each alternative on Table 4.

### River Access

Design and install a key-card controlled river access system and design, gain necessary permits, and construct the staging area and hand-carry boat access facility at the Northwest corner of property. The river access should include the following elements:

- Hand carry boat access with steps and cart path to assist river users in descending the bank and putting boats in the water to include modifications to the shoreline.
- Stone dust or fine gravel graded access drive from the north east entrance (utility easement corridor) with 14' cartway and turnouts to allow for passing of two vehicles.
- Parking for up to 12 cars and hand carry canoe/kayak trailers with space to turn vehicles and trailers around.
- Wetland mitigation, as required.
- Small structure/trellis to incorporate seasonal and portable toilets (April through November).

### Interpretive Facilities

In addition to the entry kiosk constructed during the establishment phase, the following interpretive elements should be designed and installed as detailed below. The total roof area of all kiosks is limited to 500 square feet.

- Develop an interpretive exhibit plan to include the text, graphics, and graphic design for each permanent exhibit, brochure, and mobile or web-based interpretive tool. As part of the exhibit plan include the development of a web-based interpretive site that provides access to more in-depth materials (historic maps, photos, Civil War guides as well as Rappahannock River interpretive materials and linkages.

- Produce and install in-ground and multi-dimensional interpretive exhibits along the Overlook Trail (three locations) and Rappahannock River Trail (three-five locations). Include the production of replacement panels as part of the initial production and incorporate QR codes, or similar, to link visitors to the web-based interpretive tool and/or mobile applications. Note that river trail exhibit panels should be low rise NPS style panels.
- Design, gain necessary permits and adaptively re-use or construct a new Silo overlook structure and incorporate mobile and web-based interpretive technologies to interpret the role of the Rappahannock River in the Civil War.

### Picnic Pavilion

Design, gain necessary permits and construct a picnic pavilion and restrooms with the following programmatic elements:

- Square footage of pavilion not to exceed 2000 square feet ground area as per conservation easement (e.g. 40' x 50') incorporating the restrooms and secure storage into the footprint. An additional 613 square foot shed replacement is also noted which could be utilized for the restrooms as part of a separate structure.
- Design character of structure should reflect the architectural character of civil war era structures (e.g. similar in roof pitch, standing seam metal roof, wood siding, etc.
- Controlled access drive to picnic pavilion for permitted users (depending upon location, see Figures 24 and 25).

## C. Sustaining Phase: Maintaining the Integrity of the Visitor Experience

As programmatic elements are installed over time, efforts will be needed to maintain the facilities over time and to adapt the site to future programmatic needs. Efforts during this phase will require a combined effort of the County and its Park Partners (including many of the organizations listed in Chapter 1). The following actions are recommended:

- Resource Management – a plan is needed to outline how the proposed park will be maintained over time in a manner that will be sensitive to the historic qualities and significance of the site. The resource management plan should address the needs for shoreline, meadow and woodland management, invasive species management, facilities maintenance, wildlife habitat enhancement, trail maintenance and curatorial needs for historic and archaeological resources and objects found at the site
- Park promotion, programming and events management – as the site evolves, so too will the requests for group use and programming for events. In the near term this may primarily include Civil War Bicentennial events and activities. In the longer term it may include group use of the pavilion, school and camp groups, and river user groups. Printed materials and links to or providing materials for existing web sites will need to be continually updated and maintained so as to reach the targeted audiences (County residents, heritage travelers, civil war enthusiasts, river interests, bicycle touring, and school and camp groups).
- Volunteer Partnerships – many of the management needs for the proposed park can be supplemented with the work of volunteer groups including such tasks as trail maintenance, park cleanup, invasive species removal, interpretive guides, increase awareness of the park and its significance, and more. Policies need to be developed that both encourage volunteer partnerships as well as guide them so that the time is well-spent.



## D. Potential Partnerships in Action

Managing visitation to the site and its stewardship will potentially require human resources. This section discusses alternative options for the ongoing development and stewardship of the proposed park.

County staff are ultimately responsible for the maintenance and operations of the proposed park. Given that this will be the only public access to the Rappahannock River in the County there will be strong demands for an continual on-site presence for the hours that the proposed park is open to the public and an ability to secure the park upon closing. A permanent park staff position to serve this need is recommended. Supplementing permanent park staff with volunteer support has become a fact of life in Fauquier County and most other jurisdictions in the region.

A model example of successful park development through volunteers is the Gold Mining Camp Museum at Monroe Park, which is dedicated to the history of gold and gold mining. Monroe Park, which is located off Route 17 in Goldvein, Virginia is owned and operated by the Fauquier County Parks and Recreation Department. It is open year round on Wednesday through Saturday from 9:30 a.m. until 5:00 p.m. and Sunday noon to 4:00 p.m. The Friends of Monroe Park (FOMP) was created in the 1990s to support the efforts of the Fauquier County Parks and Recreation Department in building and developing Monroe Park. FOMP raised \$10,000 to go towards the construction of the park. While the group easily met this initial goal, they continue fundraising to make possible the development of other facilities in the park.

Establishment of an affiliate volunteer organization, such as a "Friends of" group, similar to the Friends of Monroe Park, described above could help with fundraising, ongoing maintenance, and stewardship for Rappahannock Station. The Remington Community Partnership could serve as the "home room" for this group as a committee of the Partnership given their mission as a civic improvement organization. According to its bylaws, "the sole purpose of the Partnership, which is not formed for profit or financial gain, shall be to receive contributions, grant funding and to make expenditures, directly or indirectly, to restore the historical and cultural charm of Remington, Virginia, by providing charitable and educational programs for the public and by preserving buildings having special historical or architectural significance and opening them to the public." The "Friends of" group could initially be formed as a committee of the RCP or would need to be incorporated separately as a 501c3 not-for-profit organization for the purpose of accepting donations.

Promotion of the proposed park and its activities falls logically into the hands of the County-based destination marketing organization (DMO), which is the Fauquier County Economic Development Office. DMOs can be helpful in promoting the proposed park as one of the products in their promotional portfolio, but DMOs do not traditionally provide management, interpretive, or onsite services. The Remington Community Partnership is also a logical organization to promote the park as part of its ongoing mission to increase economic activity in Remington, especially by updating some of the towns promotional materials when the proposed park is open to the public, and assisting in the development of bicycle and pedestrian connections between from downtown Remington to the proposed park.

Regional organizations also make great partners and although the park itself may not be its primary responsibility, the proposed park will likely fit into their long-term objectives as an organization and the proposed park and the regional organization could both benefit from their contributions. Examples include:

- Journey Through Hallowed Ground Partnership – specifically the “The Journey Through Hallowed Ground Living Legacy Program” will be looking for locations to meet their goal of planting 620,000 trees to commemorate the Civil War casualties. Coordination will also be needed with the wayside and kiosk program.
- Friends of the Rappahannock – work across the watershed on river advocacy, restoration and education programs and could provide advice and promote volunteer work efforts involving the implementation of the river trail and for shoreline management efforts.
- Piedmont Environmental Council – in addition to being responsible for monitoring the conservation easement on the property, PEC would be a logical partner for addressing adjacent and related land use issues that affect the experience of the proposed park including advocating for and facilitating the acquisition of additional conservation easements within the watershed of the proposed park.
- Civil War Preservation Trust – similarly the CWPT is a logical partner for helping to preserve additional battlefield related resources on adjacent and related lands, as well as a logical partner for mobile-based applications interpreting Civil War resources.
- Virginia Department of Game and Inland Fisheries – maintains a strong interest in providing access to the Rappahannock River and is a logical partner in both helping to fund and providing advice on maintaining the river access. VDGIF also provides support for managing wildlife habitat and would be a logical partner for meadow management activities in order to meet goals for wildlife habitat preservation and enhancement.

Other potential partners identified in Chapter 1 should also be consulted on an ongoing basis and updated on the progress of the plan. Potential partners may be able to contribute to the development of interpretive materials, programming, as well as distribute information to their members about volunteer opportunities and the need for ongoing park support.

## Funding

The following organizations are potential funding partners for site-specific preservation and interpretive facilities:

- National Park Service, American Battlefield Protection Program – NPS helps to preserve and enhance battlefields through its various programs including funding for this Master Plan. Future funding for implementation of the plan and for various preservation and interpretation programs that are recommended.
- Virginia Civil War Sites Preservation Fund Grants – Virginia Department of Historic Resources manages this program and it is unclear whether additional fund will be available for FY 2013.
- Virginia Land Conservation Foundation – Virginia Department of Historic Resources manages this program. The budget for the Fiscal Year 2013 to 2014 biennium includes funds of up to \$1 million in general funds and up to \$2.5 million in bond moneys for each year in the biennium. Grants by the Department are made to private nonprofit organizations to match federal and other public and private funds solely for the purpose of protecting Civil War sites through acquisition of lands and interest in lands.
- Fauquier County Purchase of Development Rights (PDR) Program, formally estab-

lished by the Board of Supervisors.

- Virginia Recreational Trails Program (RTP) – Virginia Department of Conservation and Recreation administers the FHWA Recreational Trails program. Applications were due in April of 2012 and it would be anticipated that future grant cycles will be available in 2013 upon reauthorization of the Transportation programs by the US Congress ([http://www.dcr.virginia.gov/recreational\\_planning/trailfind.shtml](http://www.dcr.virginia.gov/recreational_planning/trailfind.shtml)).
- US Fish and Wildlife Service – provide a wide range of assistance programs for habitat enhancement which can be accessed with the assistance of the Virginia Department of Game and Inland Fisheries (<http://www.fws.gov/grants/local.html>)
- US Fish and Wildlife Foundation – provide additional programs for habitat preservation and enhancement (<http://www.nfwf.org/AM/Template.cfm?Section=GrantPrograms>).
- Chesapeake Bay Gateways Network – joining the CBGN may be a worthwhile effort as a means of accessing small grants to assist with both water access and interpretation. The Rappahannock River Water Trail guide was funded through this program (<http://www.baygateways.net/join.cfm>).
- Tourism Cares – distributes grants to worthy nonprofit, tax exempt, organizations for conservation, preservation, restoration, or education at tourism-related sites of exceptional cultural, historic, or natural significance around the world (<http://www.tourismcares.org/grants>).
- Virginia Department of Game and Inland Fisheries – the Grants to Localities Program for Public Boating Access Facilities assists localities in providing public opportunities for boating access facilities. Grants will be awarded up to 75% of the total project cost or funding limit. For non-power boating access, such as for the proposed park, 75% up to a maximum \$10,000 reimbursement will be provided for selected sites that provide for hand launch human power boats (canoes/kayaks) and at least five parking spaces. The deadline for submitting applications is October 1, 2012. Fauquier County has been identified as an area of need for public boating access (<http://www.dgif.virginia.gov/boating/access/grants/>).
- National Endowment for the Humanities – America's Historical and Cultural Organizations grants provide support for museums, libraries, historic places, and other organizations that produce public programs in the humanities. Grants support the following formats: exhibitions at museums, libraries, and other venues; interpretations of historic places, sites, or regions; book/film discussion programs; living history presentations; and other face-to-face programs at libraries, community centers, and other public venues; and interpretive websites.
- Virginia Department of Conservation – the Recreational Trails Program (RTP) is a matching reimbursement grant program that provides for the creation and maintenance of trails and trail facilities. The program is funded through the Federal Highway Administration (FHWA) and administered by the Virginia Department of Conservation and Recreation (DCR).
- Virginia Department of Transportation – as of July 1, 2012, the former Transportation Enhancement program is now called "Transportation Alternatives," with the original 12 categories reduced to six and the pool of funds opened to more competition and discretion at the state level, especially in rural areas. Eligible categories relevant to the proposed park include: construction, planning and design of on-road and off-road trail facilities or pedestrians bicyclists and other non-motorized forms of transportation. "The acquisition of scenic easements and scenic or historic sites to preserve historic landscapes, battlefields, and scenic vistas" is no longer an eligible activity.



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